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BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

PRINCIPAL BENCH, NEW DELHI

APPEAL NO. 19 OF 2025

IN THE MATTER OF:

Rajeev Ranjan …Appellant

Versus

Ministry of Environment, Forest and Climate Change and Ors. … Respondents

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Dated 27.10.2025

Delhi

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REPLY ON BEHALF OF RESPONDENT NO. 3/PROJECT PROPONENT

MOST RESPECTFULLY SHOWETH:

1. That the present Appeal assails the grant of Environmental Clearance dated 13.01.2025, bearing EC Identification No. EC24C3801DL5556057N (**"Impugned EC"**), issued under the Environment Impact Assessment Notification, 2006 (**"EIA Notification, 2006"**) for the construction of a Group Housing Project situated on Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, New Delhi (**"Project Site"**). The Answering Respondent is the lawful project proponent (**"PP"**) in respect of the Project Site and obtained the Impugned EC strictly after following the prescribed statutory process, including exhaustive scrutiny and appraisal by competent expert bodies at multiple levels.

2. That Shri R.K. Agarwal, being the duly authorised representative of Respondent No. 3, is filing the present Reply to the captioned Appeal. Save and except what is specifically admitted herein, all averments, allegations, inferences, and submissions made in the Appeal are emphatically denied as false, incorrect, misconceived, misleading, and contrary to record. The Answering Respondent reserves its right to file such further/additional affidavits or written submissions as may be required in the interest of justice.

3. That the present Appeal is wholly misconceived, frivolous, vexatious, and an abuse of the process of law. It has been instituted solely with the intent to delay and obstruct a lawfully sanctioned, environmentally compliant residential development. The Appeal suffers from suppression of material facts, lack of locus standi, and absence of any substantiated environmental ground. It is therefore liable to be dismissed at the very threshold.

4. That Answering Respondent is a duly incorporated Limited Liability Partnership engaged in real estate development and has at all times acted with utmost transparency, scrupulously complying with every procedural, substantive, and statutory mandate relevant to the grant of EC. Complete and accurate documentation was submitted, disclosures were verified against official records, and the proposal underwent multi-tier appraisal before the State Expert Appraisal Committee (SEAC), Expert Appraisal Committee (EAC), and the Ministry of Environment, Forest and Climate Change (MoEF&CC), culminating in the lawful grant of the Impugned EC dated 13.01.2025.

5. That subsequent to the filing of the present Appeal, the Hon'ble Supreme Court, in re: T.N. Godavarman Thirumulpad v. Union of India & Ors., by order dated 12.08.2025 in W.P.(C) No. 202/1995, considered interlocutory applications directly concerning this very Project Site and the Appellant's ridge-related objections. The Court recorded that IA No. 1587/2024 (by the present Appellant)

> *"...has raised objections against the approval of the proposed group housing project on a land situated at Khasra No. 1230/2, Sector B, Pocket-1, Vasant Kunj, New Delhi (hereinafter referred to as the subject land). It is contended before the CEC by the said Rajeev Ranjan, that the subject land is a part of the Morphological Ridge Area…"*

The Court further noted the PP's applications, including IA Nos. 1608/2025, 159062/2025 and 159063/2025, and, after adverting to clearances/NOCs from all competent authorities and the CEC's report dated 14.05.2025, held as follows:

> *"..since the applicant is having valid permissions from all the competent authorities and since the CEC has also found that the permission to go ahead with the project can be granted on*

> *imposing certain stringent conditions, we see no reason not to accept the recommendations of the CEC. In the event, it is found that the project proponent has committed a crime with regard to felling of trees, the law would take its own course. Further, a criminal also cannot be prohibited to use his property in the manner he desires, subject to obtaining requisite permissions from the competent authorities."*
>
> *(emphasis supplied)*

Copy of the order dated 12.08.2025 in W.P.(C) No. 202/1995 titled T.N. Godavarman Thirumulpad v. Union of India & Ors., passed by the Hon'ble Supreme Court is annexed herewith as **Annexure R-1.**

Copy of the CEC Report No. 25 of 2025 dated 14.05.2025 is annexed herewith as **Annexure R-2.**

6. That, in view of the aforesaid binding pronouncement, which post-dates the institution of this Appeal, the Appellant's objections on the fact that the project land falls within the morphological ridge objections has been evaluated by the CEC and subsequently accepted by the Hon'ble Supreme Court with stringent safeguards. The said issue, therefore, stands concluded against the Appellant. Without prejudice to these preliminary objections, and without admitting any of the Appellant's allegations, the Answering Respondent proceeds to deal with, and squarely rebut, the purported grounds urged in the Appeal, as set out hereinbelow.

7. **PRELIMINARY SUBMISSIONS**

A. DUE PROCESS FOLLOWED IN GRANT OF EC

8. That at the very outset, it is submitted that the Impugned EC dated 13.01.2025 cannot be said to suffer from arbitrariness, procedural impropriety, or lack of due consideration. The process leading to the grant of EC was carried out through the established statutory framework under the EIA Notification, 2006, and involved scrutiny at multiple levels by the competent appraisal bodies.

9. That as per the record, the proposal was placed before the State Expert Appraisal Committee (SEAC) and the Expert Appraisal Committee (EAC) on more than one occasion, where detailed deliberations were undertaken. Documents such as Form 1, Form 1A, Conceptual Plan, Environment Management Plan, and Risk Assessment Report were furnished for appraisal, along with replies to Additional Details Sought (ADS). These records indicate that the statutory committees applied their mind to the material placed before them. Further, the minutes of the meetings, already annexed with the Appeal, clearly reflect that detailed deliberations were undertaken with respect to the project, and that the decision to grant the Impugned Environmental Clearance was founded upon comprehensive reasoning and analysis.

10. That any suggestion of arbitrariness is contradicted by the fact that observations and clarifications were raised and responded to in the course of appraisal. The minutes of the SEAC and EAC meetings, the recommendations made therein, and the conditions ultimately imposed in the Impugned EC demonstrate that the process was not perfunctory but informed by statutory requirements and regulatory oversight.

11. That the Appellant's sweeping allegation of official arbitrariness remains unsubstantiated, particularly in light of subsequent developments. The Hon'ble Supreme Court of India, in T.N. Godavarman Thirumulpad v. Union of India & Ors., W.P.(C) No. 202 of 1995, by order dated 12.08.2025, had occasion to consider objections against the very same project. After perusing the report of the CEC dated 14.05.2025, as well as the record of clearances issued by MoEF&CC, Delhi Pollution Control Committee, Delhi Urban Art Commission, Airports Authority of India, Delhi Jal Board, Municipal Corporation of Delhi, Fire Department, BSES Rajdhani Power Limited, and other statutory authorities, the Hon'ble Court accepted the recommendations of the CEC and permitted the project to proceed subject to stringent safeguards.

12. That in doing so, the Hon'ble Supreme Court observed inter alia:

> *"...since the applicant is having valid permissions from all the competent authorities and since the CEC has also found that the permission to go ahead with the project can be granted on imposing certain stringent conditions, we see no reason not to accept the recommendations of the CEC. In the event, it is found that the project proponent has committed a crime with regard to felling of trees, the law would take its own course. Further, a criminal also cannot be prohibited to use his property in the manner he desires, subject to obtaining requisite permissions from the competent authorities..."*

13. That while it is not necessary to prejudice the Answering Respondent's defence by making exhaustive submissions at this stage, it suffices to note that once the highest Constitutional Court of the land has, upon consideration of all relevant material, endorsed the project subject to conditions, the broad-brush charge of "arbitrariness" sought to be raised in the present Appeal is at best misplaced, vague, and academic.

14. That in the circumstances, the allegation of arbitrariness deserves to be rejected as unfounded, while all rights and contentions of the Answering Respondent to rebut each specific plea of the Appellant on merits are reserved for oral submissions and further filings, as may be necessary.

B. SILENCE ZONE

15. That the bald assertion that merely because the project site falls within a silence zone, the assumption that the construction of the proposed project will exceed the prescribed sound limits is baseless. The Answering Respondent in Form 1A, has clearly stated that construction activities will be suspended during night-time to minimize noise pollution. Furthermore, all machinery used on site will be maintained in accordance with noise control regulations. It has been further stated by the Answering Respondent that silencers, plantation around boundary walls, anti-vibration pads will be used to attain Insertion Loss of about 25 dB. These steps are being undertaken in pursuance of the Answering Respondent's commitment to abide by the Noise limits.

16. That the presence of schools and healthcare facilities in the wider area has been disclosed in statutory filings, including Form 1A, which sets out specific noise-mitigation measures under Sections 6.1–6.7. These measures demonstrate a clear, pre-planned compliance mechanism with applicable noise standards. The record itself shows that noise impact was a factor considered by the Expert Appraisal Committee before recommending the grant of EC.

17. That as per Form 1A, all construction and operational equipment shall adhere to national and international noise control standards. Specific measures include:

    i. Installation of acoustically enclosed DG sets (Construction Phase: 1 × 125 kVA; Operation Phase: 2 × 500 kVA, used only during power failures) with anti-vibration pads to achieve an insertion loss of approximately 25 dB(A).

    ii. Use of only high-quality, reputed-make machinery (mixers, bulldozers, cranes, compactors, excavators) maintained in optimal condition to reduce noise emissions.

    iii. No blasting or piling at any stage of the project.

    iv. Dense plantation around the boundary wall to attenuate noise from construction activities and vehicular traffic.

18. That all sensitive receptors, including hospitals and schools, have been disclosed in Form 1A, along with detailed impact-mitigation measures, thereby ensuring that no inconvenience or disturbance is caused to students, patients, or residents. These measures are consistent with recognised industry practices and national environmental standards.

19. That, therefore, the claim of violation of silence zone norms is without factual or legal foundation. Scientific noise attenuation measures have been integrated into the project from inception, and the Impugned EC was granted only after the EAC was fully satisfied with the noise-mitigation plan. The Appellant's allegations are

at best theoretical conjecture, devoid of evidentiary value, and therefore deserve outright rejection.

C. ALLEGED TRAFFIC CONGESTION AND AIR POLLUTION

20. That the speculative allegations made by the Appellant regarding traffic congestion and consequent air pollution are wholly unfounded, misleading, and contrary to the documentary record. The Traffic Impact Assessment (TIA) for the project was conducted by accredited consultants, in strict adherence to prescribed guidelines and established methodology, and duly formed part of the environmental appraisal undertaken by the EAC prior to the grant of the Impugned EC.

21. The TIA Report clearly records that the consultant conducted a Traffic Volume Survey at two mid-blocks and one intersection location for a continuous period of 12 hours. The methodology adopted included traffic volume counts through video cameras, preparation of a road network inventory, and collection of land use characteristics along the approach roads through site surveys. Accordingly, any allegation questioning the authenticity of the TIA Report or suggesting manipulation of data is baseless and untenable. The averment of the Appellant that the Traffic Impact Assessment is based on conjectures is therefore wholly misconceived and denied. The TIA unequivocally concluded that the project would contribute insignificant traffic to the surrounding road network and cause no adverse impact on the adjacent network (Form 1A, pg. F-192).

22. The study specifically analysed peak-hour volumes, road carrying capacity, and the projected vehicular load from the proposed development.

23. That the allegation that the proximity of nearby schools would aggravate traffic congestion is misplaced. As per the sanctioned site plan, the entry and exit points of the project are located far from the school premises, in a diametrically opposite direction to the main entry gate of the nearest school, thereby ensuring that the traffic generated by the project will not overlap with school traffic patterns.

24. That the TIA also recorded that internal roads will be developed within the project site for proper circulation of traffic and to avoid congestion (Form 1A, Para 9.1, Page A-16). These design provisions eliminate any possibility of vehicular spillover onto external roads during ingress or egress.

25. That the contention that the assessment was conducted in non-peak or non-school hours is baseless. The scheduling of a TIA is neither arbitrary nor at the discretion of the PP. Furthermore, the TIA expressly considered observations regarding summer vacation of schools and found no conflict between school peak hours and the project's traffic generation. Further, this very TIA has been considered in detail prior to the grant of EC by the EAC.

26. That the comprehensive analysis contained in the TIA (Form 1A, Page F-192) unequivocally concluded that:

> *"The project site will contribute insignificant traffic to the surrounding road network and will cause no impact on the adjacent road network."*

The study further established that adequate infrastructure exists to accommodate the incremental traffic without any adverse effect on ambient air quality. All projections were based on empirical data, conservative assumptions, and recognised transport engineering models, leaving no scope for alleged manipulation as suggested by the Appellant.

27. That it is pertinent that Respondent No.5, Central Pollution Control Board, has not raised any objections regarding traffic-induced air pollution, indicating regulatory satisfaction that the incremental vehicular load is within permissible limits and will have no material adverse impact on ambient air quality.

28. That, therefore, the allegation of any significant traffic congestion or resulting air pollution is without merit and stands conclusively rebutted by the independent, expert findings placed before and duly considered by the EAC. The Impugned EC granted on 13.01.2025 is therefore procedurally and substantively sound in this regard.

D. ACCURATE DISCLOSURE OF NEAREST WATER BODY AND NO SUPPRESSION OR MISREPRESENTATION

29. That the allegation that Answering Respondent has suppressed or misrepresented information concerning the existence of a water body near the site is an empty charge, built on conjecture and selective references rather than authoritative record. The sweeping assertion that a natural water body lies within 100 metres of the project boundary is demonstrably incorrect, bald and does not withstand the most elementary scrutiny.

30. That what the Appellant seeks to dress up as a "natural water body" is in fact nothing more than a small, ornamental feature maintained in a DDA park adjoining a school, sustained intermittently through artificial means. Such a feature does not, by any rational or legal measure, fall within the category of a wetland or a functional aquatic ecosystem. The Wetlands (Conservation and Management) Rules, 2017 recognise only notified wetlands under competent authority, not decorative ponds replenished for landscaping purposes. The attempt to elevate an artificial water feature into a statutory trigger is misleading and calculated to confuse the Tribunal.

31. That even leaving classification aside, verified data places this ornamental pond well outside the statutory 100-metre threshold relied upon by the Appellant. Geographic Information System mapping and physical surveys confirm that the distance materially exceeds 100 metres, yet the Appellant persists with vague approximations to suggest otherwise. Thus, the entire edifice of the allegation collapses under the weight of its own record.

32. That it is also significant that disclosure obligations under the EIA Notification, 2006 were fulfilled in full measure. Forms 1 and 1A truthfully reflected environmental sensitivities based on site-specific surveys and official maps. The project proposal, including its treatment of surrounding features, was subject to detailed examination by expert bodies at multiple levels. To suggest concealment in the face of this layered scrutiny is wholly misplaced.

33. That at any rate, the competent appraisal authorities were seized of all relevant materials, including maps, surveys, and regulatory clarifications. The Impugned EC was not issued in a vacuum but after full consideration of the entire factual matrix. The narrative of suppression is thus not merely untenable but a device to manufacture controversy where none exists.

E. WATER REQUIREMENT FIGURES ARE FULLY COMPLIANT AND TRANSPARENT

34. That the allegation that the project lacks proper water supply clearance or has failed to disclose accurate water requirement data is false, misleading, and contrary to the comprehensive factual and documentary record. The PP has made complete, transparent, and verifiable disclosures in Form 1, Form 1A, the Conceptual Plan, and the Environmental Management Report, detailing the exact quantum of water required, its sources, treatment, recycling, and disposal mechanisms for both construction and operational phases of the Project Site.

35. That during the construction phase, the total water requirement of 25 Kilolitres per day (KLD) is met through a sustainable and multi-source approach comprising:

    (i) 5 KLD of treated water sourced from the Vasant Kunj Sewage Treatment Plant (STP) dedicated for construction activities,

    (ii) 12 KLD allocated for domestic use by construction workers, and

    (iii) 8 KLD supplied via Delhi Jal Board (DJB) tankers specifically for anti-smog gun operations to control dust and improve air quality.

    This well-planned water supply strategy ensures sustainable use of resources and imposes zero stress on potable water supplies.

36. That for the operational phase, after implementing water conservation measures, the total water requirement stands at 95 KLD, of which 57 KLD is fresh water supplied by the DJB. The balance water demand is met through an on-site

recycling mechanism facilitated by a 110 KLD capacity STP. The wastewater generated is fully treated, with 38 KLD reused within the premises (28 KLD for flushing and 10 KLD for gardening), while the excess treated water of 29 KLD is discharged into the sewer system in strict compliance with applicable discharge norms and environmental standards.

37. That further strengthening water sustainability, the PP has incorporated a robust rainwater harvesting scheme, comprising five recharge pits designed to capture and naturally recharge approximately 165 cubic meters of rainwater during peak hourly rainfall events, thereby significantly reducing reliance on external freshwater sources and reinforcing groundwater conservation.

38. That adherence to statutory norms and regulatory transparency is underscored by Respondent No. 3 having obtained all necessary permissions from the DJB. By official letter dated 05.02.2024, DJB clarified that the PP/ Answering Respondent was responsible for its own arrangements concerning non-potable water use, following which the PP lawfully arranged for treated water supply from the Vasant Kunj STP. Subsequently, by letter dated 06.06.2024, DJB expressly granted formal permission to the Answering Respondent to collect treated effluent from the Vasant Kunj STP for industrial purposes, subject to the payment of appropriate charges; proof of advance deposit of Rs. 10,000/- has been duly submitted.

    A copy of DJB letter dated 05.02.2024 is annexed as **Annexure R-3.**

    A copy of DJB letter dated 06.06.2024 along with proof of deposit of Rs. 10,000/- is annexed as **Annexure R-4.**

39. That these documented facts conclusively establish that no extraction of groundwater will be undertaken, potable water demands will be met exclusively by the DJB, and treated STP water is being lawfully and effectively utilized for construction-related activities. Thus, the project has made full and accurate disclosures, obtained requisite permissions, and developed a comprehensive,

sustainable Water Management Plan. This plan has been subjected to meticulous scrutiny and received approval from the EAC after thorough evaluation.

F. MORPHOLOGICAL RIDGE ALLEGATIONS - REPUDIATED BY HON'BLE SUPREME COURT ORDER DATED 12.08.2025

40. That the allegations that the Project Site falls within the Morphological Ridge and therefore suffers from lack of due permission are wholly misconceived and untenable in law. The issue has already been conclusively adjudicated by the Hon'ble Supreme Court in re: T.N. Godavarman Thirumulpad v. Union of India & Ors., by order dated 12.08.2025 in W.P.(C) No. 202/1995, wherein the precise objection raised by the present Appellant (and others similarly situated) regarding the location of Khasra No. 1230/2, Sector B-1, Vasant Kunj within the Morphological Ridge was examined in depth. After hearing all parties, including the Appellant and the Answering Respondent, considering the comprehensive report of the CEC dated 14.05.2025, and weighing all statutory clearances, the Hon'ble Supreme Court categorically allowed the recommendations of the CEC permitting the construction, subject to environmental safeguards and close supervision by the Ridge Management Board.

41. That the proposed project forms part of an already developed residential colony and lies outside any designated ecological hotspot; hence, no adverse environmental impact arises. It is submitted that the Chief Conservator of Forests, vide letter dated 08.01.2025 to the Central Empowered Committee (CEC), has clearly stated that the morphological ridge map available on the E-Vanlekh portal is tentative in nature and cannot be relied upon for legal proceedings. The portal itself carries a clear disclaimer that:

> *"The Map Layers are tentative and not to be used as a base for initiating legal action or litigation in an issue. The accuracy and authenticity of this map will have to be confirmed from concerned land owning/managing agencies."*

Therefore, the reliance on this portal by the Appellant is misplaced and legally untenable.

A copy of the letter dated 08.01.2025, issued by the CCF to the CEC along with copy of screenshot of the e-Vanlekh Portal reflecting the disclaimer is annexed herewith as **Annexure R-5 (Colly)**

42. The issue of the project land falling in a morphological ridge area now stands conclusively addressed by the CEC Report No. 25 of 2025 dated 14.05.2025, submitted to the Hon'ble Supreme Court in relation to this very project. After noting that the project has all statutory and necessary approvals from competent authorities, and that the land is not part of the notified Ridge Forest Area, the CEC has recommended that:

> *"18. Based on the submissions made above and after considering that the project has all statutory and other necessary approvals from the competent authorities for construction of a Group Housing Project on the 'subject land' owned by M/s RR Texknit LLP, and that part of the 'subject land', though not part of the notified Ridge Forest Area land but is falling in morphological Ridge Area, it is recommended that this Hon'ble Court may consider permitting M/s RR Texknit LLP for use of 4553 sq.mt. (0.4553 ha) of the 'subject land' without felling of any tree for the construction of Group Housing Project subject to the following conditions…."*

Accordingly, the matter is settled, and there is no requirement of prior Forest Clearance under the Forest (Conservation) Act, 1980 or the Van (Sanrakshan Evam Samvardhan) Adhiniyam, 1980, as incorrectly alleged. There has been no deliberate concealment of any fact before the authorities. Any reliance on the Minutes of Ridge Management Board meeting is now academic in the light of the CEC report as well as the order of the Hon'ble Supreme Court as averred hereinabove.

43. That in particular, the Hon'ble Supreme Court expressly noted the clearances/NOCs obtained from all competent authorities, including the Delhi Development Authority, Municipal Corporation of Delhi, MoEFCC (EC), Delhi Pollution Control Committee, Urban Arts Commission, Airports Authority of India, Delhi Fire Service, Delhi Jal Board, BSES, and the Land Acquisition Collector, as well as the report of the Forest Department. The Court thereafter approved the CEC's recommendations that imposed enhanced safeguards.

44. That most significantly, the Hon'ble Supreme Court settled the very issue now sought to be re-agitated, holding that since the project proponent holds valid permissions from all competent authorities, and the CEC has recommended approval subject to stringent conditions, there is no reason to prohibit the project. The Court observed:

> *"...Since the applicant is having valid permissions from all the competent authorities and since the CEC has also found that the permission to go ahead with the project can be granted on imposing certain stringent conditions, we see no reason not to accept the recommendations of the CEC... Further, a criminal also cannot be prohibited to use his property in the manner he desires, subject to obtaining requisite permissions from the competent authorities."*

45. That accordingly, the Hon'ble Supreme Court has rendered a binding and final judicial determination that the project satisfies all legal, procedural, and environmental requirements applicable to land falling within the Morphological Ridge. The Appellant's allegation that the EC is vitiated on account of the project site's location within the Morphological Ridge is not only factually incorrect but also legally barred.

G. ALLEGATION OF PRE-EC CONSTRUCTION ACTIVITY IS FALSE AND UNSUSTAINABLE

46. That the allegation that Answering Respondent commenced construction activities prior to the grant of Impugned EC is wholly false, malicious, and unsustainable in law and fact. The Answering Respondent categorically denies any unauthorized construction on the project site prior to the Impugned EC. At most, only permissible and temporary preparatory activities, such as the erection of a guard room with a tin shed for security purposes, were carried out on site. These activities do not constitute construction within the meaning of environmental laws and cannot be misconstrued as such.

47. That the project proposal was submitted in full conformity with the Notification dated 04.07.2018 governing planned development on privately-owned land. The proposal underwent comprehensive examination and approval by competent statutory authorities, including the 368th Screening Committee on 22.04.2019 and the 11th Technical Committee on 23.12.2019. Copy of the 11th Technical Committee on 23.12.2019 is annexed herewith as **Annexure R-6.**

48. That following these approvals, the Municipal Corporation of Delhi (MCD), after due scrutiny of all technical and statutory requirements, granted the building plan sanction vide File No. 10118122 dated 13.05.2024 (approval dated 22.03.2024). This sanction explicitly stipulated that the commencement of construction is conditional upon obtaining mandatory clearances including the Impugned EC.

    A copy of the MCD Sanction Letter is annexed herewith as **Annexure R-7.**

49. That notwithstanding the possession of all necessary sanctions, the Answering Respondent has consciously refrained from undertaking any construction work until all obligatory statutory environmental permissions were secured. The Site Visit Report dated 30.01.2025, as placed on record, clearly confirms the absence of any construction or levelling activities at the project site.

Copy of Site Visit Report dated 30.01.2025 of the Court Commissioner at Khasra No. 1230/2 (NEW) in OA No. 1171/2024 is annexed as **Annexure R-8.**

50. That the Appellant's reliance on vague and isolated claims of construction activity is deliberately misleading and baseless. The Hon'ble High Court of Delhi, in its order dated 06.12.2024, after examining reports from the Deputy Conservator of Forests (DCF) and the SEAC, found no evidence of illegal construction and noted only the clearance of dry bushes. Further, the DCF Report dated 23.10.2024 recorded the presence of 23 trees at site (19 healthy, 3 dried, and 1 dead), all of which the PP has undertaken to safeguard, along with a commitment to plant an additional 56 trees to augment green cover.

51. That the Impugned EC was granted following meticulous appraisal by the EAC and the SEAC in their 134th meeting held on 29.11.2024. At this meeting, all objections including those alleging pre-EC construction were duly examined and rejected based on substantiated evidence. The clearance recommendation was thus rendered only after exhaustive scrutiny of all relevant facts, procedural compliances, and environmental considerations.

52. That accordingly, the baseless allegation of pre-EC construction activity is legally untenable, factually incorrect, and liable to be summarily rejected. Answering Respondent has consistently maintained full compliance with all environmental regulations and judicial directions. The project has been duly appraised, scrutinized, and recommended for clearance by SEAC and EAC after weighing and dispelling all objections. There is therefore no violation of law or procedure, and this ground of challenge deserves dismissal at the threshold.

H. NO ADVERSE IMPACT ON NEAREST HABITATION AND VULNERABLE GROUPS

53. That it is denied that Answering Respondent has concealed or misrepresented facts regarding nearest habitation or vulnerable groups. As per the original

Master Plan 2001 and also Master Plan of Delhi 2021 and the zonal development plan for zone F, the prescribed land use of the said land is residential.

54. The background to this information stems from the fact that DDA, as a part of its large-scale acquisition, planning, development and disposal, prepared a scheme on 21.12.1987 in the name of "SFS Housing Vasant Kunj Residential Scheme" for Planned Development of the area including the project land. The DDA initiated steps to acquire the large chunk of land for the purpose of constructing four storied walk-up housing. The proposal of the DDA was approved. The layout plan of the whole Sector-B, Pocket-1, Vasant Kunj for SFS Housing Scheme, 1987 was approved by the competent authorities, including the approval of DDA Housing Project on the project land. During the process of acquisition of land for the said Housing Project of DDA, the project land could not be acquired by the DDA. The DDA constructed the SFS Housing Project all around the land in question as per the Layout Plan by leaving out the land in question as the said land could not be acquired.

55. As on date, the project land is surrounded with multi-storied residential houses. The project land forms a part of the integrated Layout Plan of Sector B, Pocket-I, Vasant Kunj, New Delhi and the land use of the plot is residential. The plot is surrounded by three sides with residential houses constructed by DDA. Therefore, as per MPD-2001 and 2021, the entire pocket along with proposed plot under reference qualified for Group Housing. The project site forms part of an already developed residential colony (Sector B-1, Vasant Kunj) duly earmarked for Group Housing in Master Plan Delhi 2021 (MPD 2021) norms. The Form 1 and Form 1A submitted during the application process explicitly disclosed documents clarifying the use of the project land, the presence of surrounding residential areas, schools, and hospitals, thereby providing full and accurate information to the regulatory authorities.

Copy of Master Plan of Delhi 2021 showing project location, Zonal Development Plan annexed herein as **Annexure R-9.**

Copy of RTI documents received from DDA for clarification of land use is annexed herein as **Annexure R-10.**

56. The Appellant has never challenged the Master Plan of Delhi which clearly earmarks the project site as residential. The power to decide the validity of the Master Plan is specifically conferred upon DDA. The Master Plan itself is a statutory document which admittedly has not been challenged before the appropriate forum and therefore is binding. Without challenging the Master Plan, the Appellant is trying to indirectly achieve the objective that could not have been done directly. The Master Plan falls under the DDA Act, 1957 which does not form part of the Schedule I of the National Green Tribunal Act, 2010.

57. In fact, during the Commonwealth Games of 2010, several multi-storeyed buildings were constructed, which now fall within a radius of about 5 kilometres from the project land. Further, the Fortis Hospital was established in the year 2001 and is located less than a kilometre away from the project site. These developments clearly demonstrate that the area has been witnessing consistent urban growth, and the present project is not the only construction activity in this vicinity. All these developments were never objected the Resident Welfare Association or any of the residents. Therefore, the present appeal appears to be nothing but a maliciously motivated strategy to derail the project.

58. Additionally, robust environmental safeguards have been integrated during both construction and operational phases to mitigate adverse impacts on public health. These include effective waste management protocols, proper drainage systems, use of anti-smog guns, dust suppression technologies, and the installation of an on-site Sewage Treatment Plant (STP), ensuring treated sewage water is safely recycled and discharged, thereby preventing any breeding of disease vectors or health hazards.

59. The project involves the development of a vacant plot surrounded on all sides by DDA housing, already designated for residential purposes under the MPD 2021. In fact, the project is expected to generate significant employment opportunities

and contribute positively towards improving local infrastructure. Further, separate entry and exit points as proposed in the project shall ensure smooth vehicular movement and prevent congestion, thereby safeguarding the welfare and safety of local residents, including children, senior citizens, and patients in nearby hospitals.

I. CARRYING CAPACITY CONCERNS ARE FULLY ADDRESSED AND THERE IS NO VIOLATION

60. The sanctioned layout plan, as approved by the Municipal Corporation of Delhi (MCD) on 27.05.2024, strictly complies with the Master Plan for Delhi 2001 (MPD-2001), Master Plan for Delhi 2021 (MPD-2021), and the Zonal Plan for Zone F. The projected addition of approximately 792 persons, including residents, staff, and visitors, falls well within permissible norms, with all supporting infrastructure (parking, traffic circulation, power, water, and waste management) duly accounted for and confirmed by the competent authorities.

61. That adequate mitigation has been ensured in line with statutory requirements and best practices, as consistently endorsed during the environmental appraisal process and conditioned by the CEC and the Hon'ble Supreme Court:

- Parking: A provision of 290 Equivalent Car Spaces (ECS) has been made.
- Traffic: TIA Report specifically recorded that "the project site will contribute insignificant traffic to the surrounding network and will cause no impact on the adjacent road network.
- Water & Power: Both water supply and power have been responsibly assured by competent agencies, with demand projections firmly within sanctioned design limits.
- Waste Management & Pollution Control: All pollution and waste mitigation measures, including installation of STPs, a dedicated solid waste management strategy, dust and noise suppression devices, and

robust green belt development, are incorporated within the Environmental Management Plan.

62. That in its 134th Meeting on 12.12.2024, the EAC unambiguously noted that there is no violation of any applicable layout plan, population density norms, or carrying capacity thresholds. To the contrary, the record demonstrates that the project imposes only an insignificant load on local infrastructure and has been deliberately designed for seamless integration with the existing residential community, with full compliance ensured by both expert CEC and Hon'ble Supreme Court mandates.

63. That accordingly, the Appellant's sweeping and generalized allegation of the project overburdening carrying capacity is not only misconceived and misleading, but is also conclusively refuted by the comprehensive regulatory, expert, and judicial determinations now binding upon all parties.

J. THE APPELLANT HAS BEEN INDULGING IN FRIVOLOUS LITIGATIONS AND FORUM SHOPPING

64. The Appellant and the RWA of which the Appellant is a member, have filed several frivolous litigations against the Answering Respondent raising similar issues solely with the intention to derail the project. The details of the same are as follows:

S. No.	Date	Proceedings	Forum	Subject Matter	Status
1.	12.08.2024	WP (C) 11283/2024 'Vasant Kunj RWA Sector-B Pocket-1 v. DDA and Ors.'	Hon'ble High Court of Delhi	Challenging the sanction granted by MCD and DDA for construction	Pending The Hon'ble Court did not pass any interim order in favour of the Petitioner therein.

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2.	30.08.2024	Complaint filed by the resident (Rajeev Ranjan, Appellant herein) to the Dy. Conservator of Forest alleging tree felling.	The Dy. Conservator of Forest		
3.	06.09.2024	CM Appl. 52907/2024 and CM 52908/2024 in Contempt Cas(C) No. 1149/2022 'Bhavreen Khandari v. Shri. C.D. Singh & Ors.'	Hon'ble High Court of Delhi	Applications filed by Vasant Kunj RWA making similar allegations as in the complaint of felling of trees.	Applications disposed off in favour of the Answering Respondent herein vide order dated 06.12.2024.
4.	20.09.2024	OA 1171/2024 'Vasant Kunj Residents Welfare Association Sector-B Pocket A-1 v. MOEF&C and Ors.'	National Green Tribunal	Alleging illegal construction and felling of trees.	Disposed off vide order dated 17.02.2025.

5.	10.12.2024	Contempt Petition Diary No. 57901 of 2024 in WP (C) 4677/1985 Bhavreen Khandhari vs. Rakesh Sharma	Hon'ble Supreme Court	Seeking initiation of contempt proceedings for violation of Order dated 09.05.1996 in W.P (C) 4677/1985 (Against tree felling)	Pending
6.	10.01.2025	W.P (C) 352 of 2025 Ajay Yadav & Ors. GNCTD	Hon'ble High Court of Delhi	Challenging construction of the subject property in a morphological ridge and the sanction granted by MCD.	Dismissed with costs
7.	29.01.2025	CMA 5956/2025 in Cont. Cass(C) 1149/22	Hon'ble High Court of Delhi	Application seeking recall of order dated 06.12.2024 filed by Vasant Kunj Residents Welfare Association Sector-B Pocket A-1	Notice Issued Pending
8.	06.02.2025	LPA 92 of 2025 Ajay Yadav & Ors v. GNCTD	Hon'ble High Court of Delhi	Challenging the order passed in WP (C) 352 of 2025	Dismissed
9.	12.02.2025	Appeal No. 15 of 2025 titled Vasant Kunj RWA v. MOEFCC and Ors.	National Green Tribunal	Seeking quashing of EC	Pending
10.	23.05.2025	T.N. Godavarman Thirumulpad	Hon'ble Supreme Court	Application by Rajeev Rajan seeking directions to	Disposed off on 12.08.2025

		v. Union of India & Ors. Writ Petition (C) No. 202 of 1995		reject the recommendation of CEC and direct that no construction activity be undertaken	

The Resident Welfare Association, wherein the Appellant is also a member has also filed the WP (C) 11283 of 2024 Vasant Kunj RWA Sector B Pocket 1 v. GNCTD challenging the grant of sanction by the Municipal Corporation of Delhi which is *sub -judice.* Despite the matter being sub judice the, one of the members of the RWA filed another writ petition bearing number W.P (C) 352/2025 seeking the same reliefs against the Answering Respondent. The Hon'ble High Court was pleased to dismiss the writ petition with costs while observing that a similar writ petition is already pending.

The above table clearly shows that the RWA and its members, including the Appellant herein, are repeatedly engaging in frivolous litigation seeking similar reliefs, solely with the intent to harass the Answering Respondent and obstruct the progress of the project. Such repetitive proceedings, raising issues that have already been adjudicated upon or ought to have been raised in the earlier proceedings, are clearly barred by the principle of constructive res judicata, and therefore, the present Appeal is not maintainable.

65. WP (C) 352 of 2025 and LPA 92 of 2025 have been dismissed on account of forum shopping and the Hon'ble High Court of Delhi has also imposed cost on the Appellant for same. While dismissing the WP (C) 352 of 2025 the Hon'ble Delhi High Court observed as follows:

> "8. *Clearly, Petitioners have raised two broad issues in this writ petition i.e. construction of the subject property in a morphological ridge without clearance of the Supreme Court and RMB and that the sanction granted by MCD vide letter dated 13.05.2024 with respect to the subject property falls foul of Clause 3.2.4 of Notification dated 04.07.2018, issued in*

exercise of powers conferred under Section 57(1) of the Delhi Development Act, 1957. Both these issues have been raised by the RWA of which the Petitioners are members in W.P.(C)11283/2024 and in which Court declined to grant interim relief. To my mind, Petitioners are only forum hunting by filing the present writ petition being well-aware of the earlier writ petition and the application filed therein raising a ground that the subject property of Respondent No.6 falls in the Morphological Ridge Area of Delhi. Moreover, as rightly pointed out on behalf of the Respondents, Petitioners have failed to disclose that in W.P.(C)11283/2024 interim relief of stay against the alleged unauthorized construction was declined by the Court vide order dated 11.09.2024. It is the first principle of writ jurisdiction that a person must come to Court with clean hands. For reasons best known to the Petitioners, they have not disclosed material facts and the writ petition is only an attempt to seek interim relief, declined in W.P.(C) 11283/2024.

9. This Court sees no reason to entertain this writ petition for the reasons stated above and the same is accordingly dismissed with cost of Rs.20,000/-, to be paid in favour of Armed Forces Battle Casualties Welfare Fund, Canara Bank, South Block, Defence Headquarters, New Delhi, IFSC CodeCNRB0019055, Savings Account No. 90552010165915 within six weeks from today.

Copy of order dated 20.01.2025 in WP(C) 352/2025 passed by the Hon'ble High Court of Delhi is annexed herein as **Annexure R-11.**

Against the dismissal of the WP (C) 352 of 2025, the Appellants filed an appeal bearing number LPA 92/2025 which was also dismissed by the Hon'ble High Court.

Copy of order dated 07.02.2025 passed in LPA 92/2025 by the Hon'ble High Court of Delhi is annexed herein as **Annexure R-12.**

Copy of the Application filed by the Appellant in W.P (C) 202/1995 before the Hon'ble Supreme Court is annexed herein as **Annexure R-13.**

The Resident Welfare Association, Vasant Kunj has also filed an appeal challenging the grant of EC dated 13.01.2025. The present appeal also challenges

the grant of the same EC. This is nothing but a novel method to harass the Answering Respondent and derail the project.

PARA WISE REPLY

66. The contents of paragraphs 1 of the Appeal are denied save and except what is a matter of record. The Answering Respondent submits that the Impugned EC has been lawfully granted after exhaustive multi-tier scrutiny by the SEAC, EAC, and MoEF&CC.

67. The contents of paragraph 2 are matters which are exclusively within the personal knowledge of the Appellant. The Answering Respondent has no means to verify the correctness of the same and, therefore, is unable to admit or deny the averments. The Appellant is put to strict proof of the same.

68. The contents of paragraph 3 are a matter of record. The Appellant has made various representations to the Ministry of Environment, Forest and Climate Change to deny environmental clearance to the Answering Respondent with the ulterior motive to derail the project. It is also a matter of record that the Appellant has made representations before the Central Empowered Committee. The Central Empowered Committee vide Report No. 25 of 2025 dated 14.05.2025 in Writ Petition (Civil) No. 202 / 1995 has recommended the construction of the project. This Report has also been placed before the Hon'ble Supreme Court and the Hon'ble Apex Court has dismissed the representations/objections filed by the Appellant therein and has allowed the construction vide order dated 12.08.2025.

    In view of the foregoing, it is evident that the issues now sought to be raised by the Appellant have already been duly considered and rejected by the competent authorities as well as by the Hon'ble Supreme Court. The Appellant, despite the finality attained by the aforesaid proceedings, continues to raise identical objections under different pretexts only to obstruct the lawful construction of the project. Hence, the present Appeal is nothing but a clear abuse of the process of

law and is liable to be dismissed as being barred by the principles of res judicata and constructive res judicata.

69. The contents of paragraph 4 and 5 are merely the description of parties and formal in nature and hence warrant no response, however, any statement contrary to the explicit admission of the Answering Respondent is hereby denied.

PARA WISE REPLY TO BRIEF FACTS

70. The contents of paragraphs 6 to 9 of the Appeal are a matter of record to the extent they narrate the chronology of execution of sale deed, LLP resolution, MCD sanction, filing of Form-1/1A and appraisal before SEAC. The use conversion charges have been duly paid by the Project Proponent. The contents of the preliminary submissions are reiterated and not repeated herein for the sake of brevity.

    A copy of Plan fee receipt dated 10.05.2024 along with a copy of Permit Fee Receipt dated 09.02.2024 and a copy of C1/C2 Receipt by Building Department dated 10.05.2024 has been annexed as **Annexure R-14 (Colly)**

71. The contents of paragraph 10 are misleading and denied. It is denied that there has been any form of admission or wilful omissions by the Answering Respondent in the Form 1 and 1A. The Answering Respondent has abided by all the requisite formalities and procedures and was granted the EC in accordance with law. The insinuations of suppression, misrepresentation or non-application of mind are vehemently denied.

72. The contents of paragraph 11, 12 and 13 are matters of record. The information sought at the 146th SEAC meeting was replied to by the Answering Respondent in and the reply has been recorded in the Minutes of the 147th SEAC Meeting. All statutory steps were followed as Form-1/1A and Conceptual Plan were duly filed, clarifications sought by SEAC were provided, and only after detailed appraisal in

its 146th and 147th meetings, the project recommended for grant of Impugned EC. The allegation of wilful omissions is unfounded, since the record reflects complete disclosure, rigorous scrutiny and compliance at every stage, culminating in the Impugned EC dated 13.01.2025 after multi-tier appraisal and binding judicial oversight. The contents of the preliminary submissions are reiterated and not repeated for the sake of brevity.

73. The contents of paragraphs 14 of the Appeal regarding transfer of the proposal to MoEF&CC owing to absence of SEIAA, filing of EDS reply, and consideration by the EAC are matters of record, but the insinuation of any cursory appraisal is strongly denied. The Answering Respondent has made complete and transparent disclosures in its EDS reply, including the pendency of writ proceedings, which were themselves conditional in nature and did not restrain the grant of Impugned EC. The Appellant has misrepresented the facts in the Appeal by stating that the Answering Respondent did not provide information regarding the pending cases. The Answering Respondent in fact has clearly stated that there were no pending cases at the time of approval of the layout plan by the DDA on 22.04.2019. The Reply specifically disclosed the pendency of the W.P(C) 11283/2024. The Appellant has deliberately misrepresented such crucial facts only to taint the reputation of the Answering Respondent.

74. The contents of paragraph 15 of the Appeal in so far as it relates to the representation made by the Appellant before the Minister for Environment, Respondent No.1 through the Secretary, MoEFCC, Addl. Secretary, MoEFCC, and Member Secretary, IA (Infra-II), MoEFCC, is a matter of record. All other averments are vehemently denied. It is denied that the Respondent No. 1 cursorily granted the EC. All representations, including that of the Appellant, were duly placed before and considered by the statutory authorities. The EAC, after detailed appraisal and scrutiny, recommended grant of Impugned EC subject to stringent conditions. It is reiterated that, the Hon'ble Supreme Court in re: T.N. Godavarman Thirumulpad v. Union of India & Ors., by order dated 12.08.2025 in W.P.(C) No. 202/1995, has accepted the CEC's Report. The representations

made by the Appellant have been considered and dismissed thereby rendering this allegation as barred by Res judicata.

75. The contents of paragraphs 16 do not concern the Answering Respondent and as such do not merit any reply. The Annexure A-8 annexed by the Appellant with the Appeal answers each and every issue raised by the Appellant herein. The contents of the Preliminary submissions are reiterated and not repeated herein for the sake of brevity.

76. The contents of paragraph 17 are denied. It is matter of record that the Appellant has placed objections to the clearances granted by Respondent No. 12 MCD and Respondent No. 4 DDA. It is also a matter of record that the Appellant has made representations before the Central Empowered Committee. However, it is also pertinent to note that the CEC has already submitted its Report, i.e. Report No. 25 of 2025 before the Hon'ble Supreme Court and the Hon'ble Supreme Court has rejected the applications filed by the Appellant herein vide order dated 12.08.2025. The matter has thus reached finality and all such issues raised herein by the Appellant are barred by Res Judicata

77. The contents of paragraph 18,19 and 20 are misleading denied. It is a matter of record that the Respondent No. 1 through the Expert Appraisal Committee considered the proposed project of the Answering Respondent. The Appellant has conveniently used interchangeably the terms "deliberations" and "observations". The only observation made during the deliberations was that there were litigations pending qua the project. It is submitted that the Answering Respondent also submitted its Reply to the observations of the EAC on 14.11.2024 (Annexure A-11 of the Appeal) clarifying that no levelling of land was done. The Answering Respondent also clarified that no tree felling was done. The allegations of concealment or casual examination are vague, unfounded, and contrary to the very minutes of meetings relied upon by the Appellant.

As regards the clarification qua the project land being part of the morphological ridge, the Answering Respondent has clarified in this Reply that pursuant to the

order of the CEC and the Hon'ble Supreme Court order dated 12.08.2025, this contention is no longer available to the Appellant. The contents of the preliminary submissions are reiterated and not repeated herein for brevity.

78. The contents of paragraph 21 do not concern the Answering Respondent and hence warrant no reply. The contents of the preliminary submissions are reiterated and not repeated herein for brevity.

79. The contents of paragraph 22 are denied. It is reiterated that the issue of the project land falling in the morphological ridge area has been conclusively decided. The contents of the preliminary submissions are reiterated and not repeated.

80. The contents of paragraph 23 do not specifically concern the Answering Respondent and hence warrants no response. The contents of the preliminary submissions are reiterated and not repeated for the sake of brevity.

81. The contents of paragraph 24 and 25 are denied save and except contents that form part of the record. It is categorically denied that the Answering Respondent has suppressed any fact at any occasion. As per the Site visit report dated 30.01.2025 submitted in pursuance of order dated 10.01.2025 of this Hon'ble Tribunal in OA 1171/2024, it has been categorically recorded by the Court Commissioner that the Project Proponent has not undertaken any land levelling and that the land remains in its natural state. The contents of the appeal are repetitive. The Central Empowered Committee vide Report No. 25 of 2025 dated 14.05.2025 in Writ Petition (Civil) No. 202 / 1995 has recommended the construction of the project. This Report has also been placed before the Hon'ble Supreme Court and the Hon'ble Apex Court has accepted the Report and dismissed the representations/objections filed by the Appellant therein. The contents of the preliminary submissions are reiterated.

82. The contents of paragraphs 26 to 28 are misconceived and denied. Mere proximity does not, however, confer an automatic right to obstruct a lawfully

sanctioned project, particularly when due process has been followed and all statutory safeguards incorporated. The pendency of other litigations by certain residents or RWAs does not advance the Appellant's case. It is submitted that like the Appellant who has a right to enjoy and utilise his property as per his wishes, the Answering Respondent also has the same rights. The Appellant by the present appeal is indirectly seeking to allege that the Appellant's rights are allegedly superior to that of the Answering Respondent. This understanding of the Appellant is flawed and in teeth of law.

83. In fact, in WP(C) 352/2025, while dismissing the writ and imposing costs on the Appellant, the Hon'ble Delhi High Court observed as follows:

> "8. *Clearly, Petitioners have raised two broad issues in this writ petition i.e. construction of the subject property in a morphological ridge without clearance of the Supreme Court and RMB and that the sanction granted by MCD vide letter dated 13.05.2024 with respect to the subject property falls foul of Clause 3.2.4 of Notification dated 04.07.2018, issued in exercise of powers conferred under Section 57(1) of the Delhi Development Act, 1957. Both these issues have been raised by the RWA of which the Petitioners are members in W.P.(C)11283/2024 and in which Court declined to grant interim relief. To my mind, Petitioners are only forum hunting by filing the present writ petition being well-aware of the earlier writ petition and the application filed therein raising a ground that the subject property of Respondent No.6 falls in the Morphological Ridge Area of Delhi. Moreover, as rightly pointed out on behalf of the Respondents, Petitioners have failed to disclose that in W.P.(C)11283/2024 interim relief of stay against the alleged unauthorized construction was declined by the Court vide order dated 11.09.2024. It is the first principle of writ jurisdiction that a person must come to Court with clean hands. For reasons best known to the Petitioners, they have not disclosed material facts and the writ petition is only an attempt to seek interim relief, declined in W.P.(C) 11283/2024.*
>
> *9. This Court sees no reason to entertain this writ petition for the reasons stated above and the same is accordingly dismissed with cost of Rs.20,000/-, to be paid in favour of Armed Forces Battle Casualties Welfare Fund, Canara Bank, South Block, Defence Headquarters, New Delhi, IFSC CodeCNRB0019055, Savings Account No. 90552010165915 within six weeks from today.*

Further in the Appellant filed an appeal against the order dated 20.01.2025 bearing number LPA 92/2025, which was also dismissed *in limine.*

The Appellant's assertion that the EC requires to be set aside is thus baseless, unsupported by law or fact, and deserves rejection at the very threshold. The appeal appears to be on the mere speculation that the project is likely to affect the Appellant.

84. The contents of paragraphs 29 to 31 are misleading and denied. The Answering Respondent is aware that the schools are located near the proposed project and has truthfully disclosed the presence of nearby schools and hospitals in Form 1A. The Answering Respondent has incorporated detailed, scientifically validated mitigation measures to ensure compliance with prescribed noise levels. These include the use of acoustically enclosed DG sets, vibration-dampening devices, high-quality low-noise machinery, prohibition of blasting/piling, boundary plantations, and scheduling of construction activities only during daytime. The Answering Respondent in their Form 1A has also ensured that an insertion loss of 25dB (A) shall be attained during operational phase. Further the Appellant has wrongly mentioned that the permissible noise level in silence zone is 45dB. The permissible noise level in silence zone is 50 dB as per the schedule to the Noise Pollution (Regulation and Control) Rules, 2000. The Expert Appraisal Committee duly considered these safeguards and recommended clearance only after being satisfied that no adverse impact would occur on sensitive receptors. The allegation of suppression or violation of Regulation 8(vi) of the EIA Notification, 2006 is wholly unfounded, speculative, and contrary to record.

85. The allegations in paras 32 and 33 are denied as misconceived and contrary to record. It is incorrect and misleading to suggest that the noise levels of 70–95 dB(A) were ignored or that no conditions were imposed. On the contrary, Form 1A itself expressly discloses the projected noise levels, along with a comprehensive suite of mitigation measures which were scrutinised in detail by the SEAC/EAC. Further, it is imperative to clarify that the noise levels mentioned

in Form 1A are the maximum possible noise levels which shall not be consistent. The SEAC/EAC did in fact take into consideration the mitigating measures proposed by the Answering Respondent to maintain noise levels as per the relevant laws. These include use of acoustically enclosed DG sets with anti-vibration pads, deployment of low-noise certified machinery, prohibition of blasting/piling, dense green belt plantation, and scheduling of all construction only during daytime. Vehicular traffic impact has also been factored into the traffic management and landscaping plan, with boundary plantations serving as additional attenuation. The Appellants' reliance on "studies" without disclosing the particular "study" nor citing the same itself shows that there is no cogent basis for the allegations made by the Appellant. The Appellant's reliance on generic global norms of 55 dB(A) without reference to statutory standards in India is misplaced and unscientific. It is reiterated that the EC was granted only after the EAC was satisfied that cumulative impacts, including traffic, construction and operational noise, stand adequately addressed through binding conditions.

86. The contents of paragraph 34 are incorrect, speculative, misleading, and are denied. The Appellant appears to rely on mere conjectures and surmises. The allegation that noise levels during the construction phase will exceed those disclosed by the Answering Respondent is wholly untenable. It appears that the Appellant is attempting to mislead this Hon'ble Tribunal by mixing the issue of noise during construction phase and noise generated by alleged traffic of the proposed residents of the building post construction. It is only logical to infer that these two events are mutually exclusive. Such assumptions are baseless and are specifically denied.

87. The contents of paragraphs 35 and 36 regarding alleged manipulation of traffic data are wholly denied as factually baseless, misleading, and contrary to record. The Traffic Impact Assessment ("**TIA**") relied upon was prepared by accredited consultants in June 2024, following prescribed methodology, and duly considered by the SEAC/EAC before recommending and granting the EC. The claim that the TIA ignored nearby schools is incorrect. The study expressly accounted for peak-

hour volumes, carrying capacity of surrounding roads, and projected traffic generation from the proposed development. Moreover, the sanctioned plan provides separate, well-designed entry and exit points with internal circulation roads, ensuring that vehicular movement from the project does not overlap with or obstruct school-related traffic. It is incorrect to suggest that the report has cursorily concluded that the project site will contribute insignificantly to the traffic. The Appellant has merely made a blatant allegation that the estimated figure of peak hour traffic volume is misleading without any supporting evidence or study. The contents of the preliminary submissions are reiterated.

88. The contents of paragraph 37 are misleading and denied. The Answering Respondent has clearly taken into account all possible scenarios leading to congestion and therefore as designed separate entry and exit points as well as internal roads for circulation of traffic and avoidance of any congestion. Furthermore, the approach roads to DAV public school are far from the project site and therefore, any allegation as regards congestion of traffic is unfounded. This fact has been conveniently ignored by the Appellant who has yet again merely proceeded to levy allegations without any basis.

89. The contents of paragraph 38 are misleading and denied. The Allegations of suppression of the existence of Government schools is baseless. Factually, the Government Girls Senior Secondary School and Rajkiya Partibha Vikas Vidyalaya is at a driving distance of about 1 km from the project site. It is highly unlikely that the distance of about 1 km will in any manner affect the traffic near the project site. Further, as has been stated hereinabove in the Reply, the entry and exit points of the project will be in diametrically opposite directions thereby ensuring that the chances of congestion, if any, is majorly reduced.

Copy of the Satellite image showing the driving distance between the project site and the Government Girls Senior Secondary School and Rajkiya Partibha Vikas Vidyalaya is Annexed herewith as **Annexure R-15.**

90. The contents of paragraph 39 are vehemently denied as incorrect. The baseless allegations raised against the Answering respondent is merely a desperate attempt to stall the project. It is categorically denied that the Answering Respondent has in any manner violated Regulation 8 (vi) of the EIA Notification. The contents of the preliminary submissions are reiterated.

91. The contents of paragraph 40 are incorrect, misleading and denied. It is denied that the estimated figure of peak hour traffic volume at 234 PCU egress and 105 PCU ingress, during the AM period is a conjecture. It is further misleading to suggest that the modal split between the modes of transportation is incorrect or the data is manipulated. It is further misleading to suggest that the primary mode of transportation of residents is a four-wheeler and would only include cars. The table gives weightage as follows:

Mode of Transport	**Percentage**
Car	15%
Two-Wheeler	35%
Auto/Taxi	20%
Walk/Bus/Metro	30%
Total	**100%**

The Report clearly records that the consultant conducted a Traffic Volume Survey at two mid-blocks and one intersection location for a continuous period of 12 hours. The methodology adopted included traffic volume counts through video cameras, preparation of a road network inventory, and collection of land use characteristics along the approach roads through site surveys. Accordingly, any allegation questioning the authenticity of the Report or suggesting manipulation of data is baseless and untenable. The averment of the Appellant that the Traffic

Impact Assessment is based on conjectures is therefore wholly misconceived and denied. The TIA unequivocally concluded that the project would contribute insignificant traffic to the surrounding road network and cause no adverse impact on the adjacent network (Form 1A, pg. F-192).

92. The contents of paragraphs 41-43 are incorrect and denied. It is denied that the Answering Respondent in the TIA has manipulated data by omitting the fact that the project is within the existing colony of Sector B-1. It is further denied that the entire route from the egress and ingress points are congested due to parked cars of residents. The data collected is based on video recordings and on-site inspection. It is denied that the project has the potential to cause an appreciable increase in vehicular pollutants in the atmosphere of the area which is already polluted. It is further denied that the increase in traffic congestion will make an already congested area totally non-commutable. The contents of the preliminary submissions are reiterated and not repeated herein for the sake of brevity.

93. The contents of paragraphs 44 are incorrect and denied. It is denied that the Answering Respondent, with the object to obtain the Impugned EC in a quick manner has suppressed facts from the EAC.

94. The contents of paragraphs 45 and 46 are incorrect and denied. The Answering Respondent has in fact given an undertaking that there exists no water body within 100 meters of the project area. It is false to suggest that the Answering Respondent has mislead the EAC as regards the presence of water body/bodies. It is specifically clarified that Answering Respondent made complete and accurate disclosure in Form 1 and Form 1A, declaring that no natural water body or wetland lies within 100 metres of the project site, which is borne out by site-survey data, GIS mapping, and official records. The feature sought to be characterised as the “B-1 Pond” is in fact a small ornamental/landscaped pond maintained by the DDA within a park, lacking ecological characteristics of a natural wetland under the Wetlands (Conservation and Management) Rules, 2017. Verified measurements place this pond beyond 128 metres from the site

boundary, well outside the disclosure threshold, and even the Appellant's own annexures admit such distance. The contents of the preliminary submissions are reiterated and not repeated herein for the sake of brevity.

95. The contents of paragraphs 47 and 48 are a matter of record of Respondent No. 12 and warrants no response. The contents of the preliminary submissions are reiterated and not repeated herein.

96. The contents of paragraphs 49 and 50 are misleading and denied. The direction issued by the Wetland Authority, Dept of Environment, Government of Delhi, does not concern the Answering Respondent at this stage and therefore warrants no response. The contention that three basements will affect a "catchment area" is speculative and unsupported by any hydrological or scientific study. Further it is entirely baseless to suggest that the project site is a catchment area and that the same shall have any affect on the Adhrang Pond. This pond has is being maintained by DDA by artificially filing up the same. The pond has been revived by DDA. To rejuvenate the waterbody, the DDA has connected the waterbody to the nearby STP treated waterline. In-situ bio-remediation has been planned for further treatment STP water. Therefore, the construction on the project land will have no impact on the ecological health of the waterbody. Thus, there is no violation of Regulation 8(vi) of the EIA Notification, 2006, and the allegations of concealment are unfounded and liable to be rejected outright.

Copy of the document specifying waterbodies inside the parks maintained by DDA available at https://dda.gov.in/sites/default/files/2022-03/Water_Bodies_wetlandsinddaparksfinal29032022.pdf annexed herein as **Annexure R-16.**

97. The contents of paragraphs 51 to 57 are incorrect, speculative, misleading and denied. It is a matter of record that the water requirement during construction phase is estimated at 25 Kilolitres per Day (hereinafter known as KLD), and during the operational phase the estimated at 95 KLD. However, the allegation that the figures are undervalued is speculative, baseless, wholly misconceived and

denied. The Answering Respondent made full and transparent disclosures in Form 1, Form 1A, and the Conceptual Plan, accurately setting out the water requirement during both construction (25 KLD) and operational phases (95 KLD). The allegation that the Delhi Jal board is incapable of meeting such water requirement is also baseless and denied. For the construction phase, the water demand is met through a multi-source strategy comprising treated water from the Vasant Kunj STP, DJB tankers, and controlled allocation for domestic use, ensuring zero burden on potable resources. For the operational phase, 57 KLD of fresh water will be supplied by DJB, while an on-site STP of 110 KLD capacity ensures complete recycling of wastewater, with 38 KLD reused (28 KLD for flushing, 10 KLD for gardening) and surplus treated water discharged into the sewer strictly in compliance with norms. Additionally, five rainwater harvesting pits have been integrated into the project design to augment natural recharge and reduce dependency on external supply. The allegation that groundwater will be extracted is baseless, as Answering Respondent has categorically undertaken not to draw groundwater, and rather proposed to recharge the groundwater. Further, permissions from DJB (letters dated 05.02.2024 and 06.06.2024) explicitly authorize lawful use of treated STP water. Thus, there is no misrepresentation, no breach of Regulation 8(vi) of the EIA Notification, 2006, and no adverse impact on local water bodies or groundwater. The allegations are speculative, unfounded, and contrary to the documentary record, and hence deserve outright rejection.

98. The contents of paragraph 58 and 59 is based on conjectures and surmises and is therefore denied. The said assumption is based on no formal data and is a speculation. The Answering Respondent has given an expected figure of the water requirement during the operational phase and in the event that any further water requirement is to be met, the Answering Respondent would be taking steps in the future. It must also be taken into account wastewater generated will also be treated and part of the same will be reused.

99. The contents of paragraph 60 are based on conjecture and surmises and, therefore, denied. There is no evidence to even predict that the groundwater will be put to

use to meet the water requirements of the project during operational phase. The contents of the preliminary submissions are reiterated.

100. The contents of paragraphs 61 -65 are irrelevant and denied. The same is again based on surmises as the Appellant is merely speculating without any data that the project will require use of groundwater. In this regard the submissions made hereinabove are reiterated. It is further submitted that the Form 1-A submitted by the Answering Respondent, proposes rainwater harvesting scheme which will stabilize the groundwater table in the area. The scheme includes desilting tanks and recharge wells which shall ensure that the surface water quality and hydrology of the area is maintained. Therefore, the completion of the project will be beneficial for the water quality and hydrology of the area. It is categorically denied that the grant of EC will be improper when the water requirement cannot be met. There exists no reason or basis for such false and frivolous allegations. The contents of the preliminary submissions are reiterated.

101. The contents of paragraphs 66 to 72 alleging misrepresentation of facts regarding nearest habitation, vulnerable groups, and omission of impacts are wholly unfounded and misconceived. The Answering Respondent has made full and accurate disclosures in Form 1 and Form 1A, specifically mentioning the presence of surrounding residential areas, schools, and hospitals, thereby ensuring that the Expert Appraisal Committee (EAC) had complete knowledge of the socio-environmental context. The project site itself is a vacant plot situated within Sector B-1, Vasant Kunj, an area already earmarked for group housing under the Master Plan for Delhi 2021. Far from being concealed, the existence of adjoining habitation was an inherent and acknowledged fact as per the minutes of the 134th EAC meeting. It is denied that children, senior citizens, or other vulnerable groups were ignored. The allegation that air and noise impacts or waste disposal issues were “ignored” is equally baseless, since these aspects were expressly assessed and addressed during appraisal. The project has been designed with separate entry/exit points and internal circulation measures to avoid disturbance to local residents. Accordingly, there is no suppression, no violation

of Regulation 8(vi) of the EIA Notification, 2006, and no legal infirmity in the Impugned EC dated 13.01.2025.

102. The contents of paragraphs 73 to 79 regarding alleged pre-EC construction activity, land levelling, use of heavy machinery, and unauthorized utilities are wholly false, misconceived, and unsustainable. The Answering Respondent categorically denies having commenced any construction activity on the site prior to the grant of EC dated 13.01.2025. The Answering Respondent has consciously refrained from initiating any construction despite having all requisite approvals from statutory authorities, including sanction of building plans by the Municipal Corporation of Delhi on 13.05.2024, which itself stipulated that work could only commence post-EC. The allegation of unauthorized use of electricity and water connections is vague, unsubstantiated, and denied. Further, the Deputy Conservator of Forests (DCF) Report dated 23.10.2024, as well as the site visit report of 30.01.2025, conclusively record the absence of construction or levelling, noting only the clearance of dry bushes with all 23 existing trees safeguarded and commitments made to augment green cover by planting an additional 56 trees. The Hon'ble High Court of Delhi, by order dated 06.12.2024 in related proceedings, also found no evidence of illegal construction at the site. The allegations of violation of the Hon'ble Supreme Court's judgment in Vanashakti v. Union of India or the provisions of the EIA Notification, 2006 are entirely misplaced, as the project has been undertaken in strict conformity with statutory requirements and judicial directions. In fact, the Expert Appraisal Committee (EAC) and the State Expert Appraisal Committee (SEAC), in their 134th meeting on 29.11.2024, specifically considered and rejected objections relating to alleged pre-EC construction before recommending the project for clearance. Moreover, the Hon'ble Supreme Court, in re: T.N. Godavarman Thirumulpad v. Union of India & Ors., by order dated 12.08.2025 in W.P.(C) No. 202/1995 accepting the CEC's report and recommendations, has already imposed binding safeguards relating to water management, biodiversity, rainwater harvesting, waste disposal, and carrying capacity, which the PP is fully complying with. Accordingly, the

allegations of suppression, perjury, or illegal construction are baseless, factually incorrect, and deserve outright rejection.

Copy of the Order of the Hon'ble High Court dated 06.12.2024 is annexed herewith as **Annexure R-17.**

103. The contents of paragraphs 80 to 85 are denied in their entirety as false, misleading, and legally untenable. The allegation that the project site at Khasra No. 1230/2, Sector B-1, Vasant Kunj falls within the Morphological Ridge and that necessary approvals from the Ridge Management Board and the CEC were not obtained, stands conclusively answered by the Hon'ble Supreme Court in re: T.N. Godavarman Thirumulpad v. Union of India & Ors., by order dated 12.08.2025 in W.P.(C) No. 202/1995. In the said proceedings, the very objection now taken by the Appellant was raised, considered in depth, and rejected after examination of the CEC's comprehensive report dated 14.05.2025, which expressly noted all statutory clearances and NOCs, including those from the MoEFCC, DDA, MCD, DPCC, DUAC, AAI, Delhi Fire Service, Delhi Jal Board and BSES. The Hon'ble Supreme Court categorically upheld the validity of the project and permitted it to proceed subject to environmental safeguards. The Hon'ble Supreme Court expressly held that, since the Project Proponent possesses valid permissions from all competent authorities and the CEC has recommended approval with conditions, there was no reason to prohibit the project, further clarifying that even if allegations existed, no one can be barred from using their property once statutory permissions are in place. Accordingly, reliance on Ashok Kumar Tanwar and T.N. Godavarman is misplaced, as the subsequent binding adjudication by the Hon'ble Supreme Court subsumes all prior precedents on this precise land and issue. The attempt to allege suppression before the EAC or misrepresentation in the EIA Report, is therefore, baseless, contradicted by judicial findings, and amounts to nothing more than forum shopping.

104. The contents of paragraphs 86 to 91 are denied in their entirety as meritless and misleading. It is categorically submitted that all requisite permissions and NOCs referenced in the statutory documentation were lawfully obtained in accordance with prevailing practice and legal requirements for property transfer and subsequent development, with the beneficial rights and liabilities validly devolving upon Answering Respondent, as reflected in the sale deed and project records. The mere fact that certain approvals are in the name of the previous owner does not, in law or fact, vitiate the grant of the said permissions or render the project screening process incoherent, and the same is a standard occurrence in redevelopment projects where ownership transition is duly recorded. All statutory compliances were undertaken transparently, and there was no concealment or misrepresentation at any stage. The approval process before the EAC was robust, thorough and compliant with all material requirements, and the EC was granted on a lawful and valid basis. The claim that EC ought to be cancelled for this reason is wholly untenable and deserves outright rejection.

105. The contents of paragraphs 92 to 97 are denied as being vague, speculative, and contrary to the record. The allegation that the project will overburden the carrying capacity of Sector B-1, Vasant Kunj, ignores the fact that all relevant factors, including population density, traffic circulation, water supply, power demand, and social infrastructure, were specifically considered by the EAC, the statutory authorities, the Central Empowered Committee (CEC), and finally by the Hon'ble Supreme Court in re: T.N. Godavarman Thirumulpad v. Union of India & Ors., by order dated 12.08.2025 in W.P.(C) No. 202/1995. The sanctioned layout plan, as approved by the MCD on 27.05.2024, fully conforms to MPD-2001, MPD-2021, and the Zonal Plan for Zone F, with the projected addition of ~792 persons falling well within permissible norms. Adequate mitigation measures have been embedded, including provision of 290 ECS against the required 227 ECS, assured water and power supply within sanctioned limits from DJB and BSES, installation of STPs, solid waste management facilities, and a green belt development plan. The Hon'ble Supreme Court, while adopting the CEC's

stringent conditions, has also mandated quarterly compliance monitoring by the Ridge Management Board and CEC, ensuring no risk of unregulated stress on local infrastructure. Accordingly, the Appellant's assertions that carrying capacity has not been assessed are not only factually incorrect but stand conclusively negated by the binding findings of the competent authorities and the Apex Court.

106. The contents of paragraphs 98 and 99 are denied as misconceived and unsustainable. The allegation of violation of environmental law principles is wholly unfounded, since the project has undergone exhaustive multi-tier scrutiny under the EIA Notification, 2006, received clearances from all competent statutory authorities, and has further been subjected to enhanced judicial oversight by the Hon'ble Supreme Court. Far from violating precautionary or sustainable development principles, the project has been expressly permitted on the basis of stringent safeguards ensuring inter- and intra-generational equity, including prohibition of tree felling, plantation of trees, robust measures for waste, water, and energy conservation, and continuous quarterly monitoring by the CEC and Ridge Management Board. The Hon'ble Supreme Court has categorically held that with such safeguards, there exists no legal or environmental impediment to development, thus conclusively balancing the principles of environmental protection and sustainable development. Accordingly, the Appellant's generalized assertions are contrary to the binding judicial and regulatory record and deserve outright rejection.

107. The contents of paras 100 to 104 are denied as factually incorrect and legally untenable. The allegation that construction adjoining Masonic School and other schools in Sector B, Pocket-1 will endanger children or disrupt school functioning is wholly unfounded. The Form 1A expressly incorporates comprehensive mitigation measures for dust, noise, and traffic during construction, including mandatory installation of dust suppression systems, acoustic enclosures, covered transportation of materials, and prohibition of night-time work. Day-time construction, as permitted, is to be carried out strictly in accordance with

CPCB/DPCC norms, and under enhanced monitoring mandated by the Hon'ble Supreme Court in re: T.N. Godavarman Thirumulpad v. Union of India & Ors., by order dated 12.08.2025 in W.P.(C) No. 202/1995 and the CEC, with quarterly compliance reporting. The apprehension of "chaos, confusion and unmitigated disaster" is a mere conjecture without basis in record, since both AQI-related impacts and school-adjacent safeguards have been duly considered in the Environmental Management Plan and explicitly conditioned in the EC. Further, Delhi's urban development has consistently been undertaken in close proximity to schools and residential complexes, with effective safeguards ensuring no adverse effect on health or functioning. Accordingly, the allegation that the EC suffers from non-application of mind or warrants cancellation on this ground is misconceived, misleading, and contrary to the binding findings of the expert and judicial authorities.

108. The contents of paras 105 to 110 are denied in their entirety. The Environmental Management Plan (EMP) submitted by the Answering Respondent has undergone rigorous evaluation and incorporates comprehensive measures to address all foreseeable risks, including natural disasters such as earthquakes. The project site, although located within the morphological ridge and designated seismic zone IV, complies with all applicable building codes and seismic safety standards mandated by regulatory authorities. The risks associated with earthquake and fire have been meticulously assessed and mitigated through structural design, robust fire safety protocols, and evacuation planning, consistent with statutory requirements and judicial guidance, including the stipulations in Vikas Singh vs Union of India [2016; DHC:456-DB]. The provided Fire NOC reflects compliance with necessary fire safety norms, and the road widths and evacuation routes conform to prescribed standards ensuring safe egress in emergencies. The project's design and execution thus balance development needs with public safety imperatives, negating assertions of inadequate planning or risk to residents, and the allegations should be rejected as unfounded and legally unsustainable.

109. The contents of para 111 is a mere procedural assertion of jurisdiction and does not call for any substantive reply. It is submitted, however, that the present appeal is misconceived and not maintainable in law, as the issues raised have already been conclusively settled by competent statutory authorities and the Hon'ble Supreme Court.

110. The contents of para 112 are noted but denied to the extent that any delay in filing the present appeal is justified or excusable. The limitation period prescribed under Section 16 of the National Green Tribunal Act, 2010, is mandatory and must be strictly adhered to. Reference to non-availability of complete information or the need to revise the draft does not constitute sufficient cause for condonation of delay. The Answering Respondent reserves the right to challenge any application for condonation of delay on its merits.

111. The contents of paragraph 113 (A) are noted but denied in their entirety as vague, repetitive, and devoid of merit. The Impugned EC dated 13.01.2025 was granted following a thorough, multi-tiered statutory appraisal by SEAC, EAC, and MoEFCC, considering all relevant environmental, social, and infrastructural factors. Allegations of arbitrariness and environmental callousness have no basis, as the EC process complied fully with the EIA Notification, 2006, weighing all mandatory studies and site-specific conditions.

112. The contents of paragraph 113(B)-(D) are denied. The issues concerning construction in silence zone, traffic impact, air pollution, etc. have been carefully evaluated by expert committees, with appropriate mitigation measures such as noise suppression, traffic management, dust control, and parking provisions incorporated as binding conditions.

113. The contents of paragraph (E) to (I) are denied. The assertions about suppression of water body existence and water scarcity have been addressed in detail, with assurance from Delhi Jal Board. Steps to ensure that the groundwater table does not deplete have also been placed on record. Further, the nearby B-1 pond lies outside the project footprint and shall remain unaffected. The allegations of

misrepresented habitation details, illegal pre-clearance construction, and morphological ridge considerations have been repeatedly rejected by the Hon'ble Delhi High Court and the Central Empowered Committee. The Hon'ble Supreme Court has also permitted construction vide its order dated 12.08.2025.

114. The contents of paragraph 113(J) to (Q) are denied. All the permissions have been acquired and the CEC has noted that the Answering Respondent has all requisite permissions thereby recommending construction. It is clarified that the permissions such as permission from Airport Authority of India were obtained by the previous owner of the land for the purpose of construction of the proposed group housing society. The parameters of the project at hand and the one proposed by the previous owner are same. The permissions and carrying capacity concerns have been lawfully addressed, reflecting compliance with MPD-2021 and statutory approvals. The principles of sustainable development, precautionary approach, and inter-generational equity govern the EC, which includes disaster management, seismic resilience, and fire safety plans approved by relevant statutory agencies. Concerns related to alleged impact on nearby schools were considered, with enforceable conditions on working hours and mitigation measures. The suggestion of mechanical or cursory appraisal is wholly unfounded. Expert committees have conducted detailed inspections, deliberations, and imposed stringent safeguards to ensure that the environment does not get adversely impacted. Consequently, these so-called "grounds" that rehash earlier contentions, are misconceived, and barred by doctrines of res judicata and judicial finality. The appeal lacks any tenable challenge and warrants dismissal *in limine.*

REPLY TO PRAYER

115. The Answering Respondent respectfully submit that the prayer of the appellant lacks merit and is liable to be dismissed.

116. The Answering Respondent respectfully submits that the prayer as regards the Stay on the EC is liable to be dismissed.

For R R TEXKNIT LLP
Authorised Signatory

27.10.2025

New Delhi

Respondent no.3

Through

Counsel

1556

BEFORE THE NATIONAL GREEN TRIBUNAL

PRINCIPAL BENCH NEW DELHI

APPEAL NO. 19/2025

In the matter of:

Rajeev Ranjan ...Appellant

Versus

Ministry of Environment, Forest and Climate Change and Ors. ...

Respondents

AFFIDAVIT

I, Rakesh Kumar Sharma S/o Late Sh. Hari Shankar Sharma R/o 137 Jor Bagh, Lodi Road, New Delhi 110003, the Partner of M/S RR Texnit, Respondent no.3, do hereby solemnly affirm and declare as under:

1. That I am the Partner of the Answering Respondent no. M/S RR Texnit in the subject matter Appeal and thus acquainted with facts and circumstances of the case and thus competent to swear this affidavit.

2. That the accompanying Reply has been drafted under my instructions and contents thereof have been read over and explained to me in my vernacular which are true and correct to my knowledge, the contents thereof may kindly be read as part and parcel to this affidavit also and not repeated herein.

3. That the contents as stated above are true and correct to my knowledge and belief.

has signed in my presence

17 OCT 2025

17 OCT 2025

For R R TEXKNIT LLP

DEPONENT Signatory

VERIFICATION

It is verified at _____on____that the contents of the present Affidavit are true and correct and nothing has been concealed therefrom.

DEPONENT

For R R TEXKNIT LLP

Authorised Signatory

GOVT. OF INDIA NOTARY

Abha Tomar Advocate New Delhi Regn. No. 6513

Certified that the foregoing statement was declared on solemn affirmation before me which has been read over to the deponent who has admitted

It as correct

Notary DELHI

17 OCT 2025

ITEM NOS. (8 + 6 + 42 + 43) COURT NO.1 SECTION PIL-W, XVII

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

WRIT PETITION (CIVIL) NO. 202/1995

IN RE : T.N. GODAVARMAN THIRUMULPAD PETITIONER(S)

VERSUS

UNION OF INDIA & ORS. RESPONDENT(S)

(By Courts Motion)

[1] IA NOS. 185063, 185065, 185066 OF 2025.

[2] IA No. 132266/2025 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 132125/2025 – INTERVENTION/IMPLEADMENT in WRIT PETITION (CIVIL) NO. 171/1996.

[3] I.A. NOS. 122148 & 122149 of 2025 [Applications for Impleadment and Directions] IN RE : MOHAN LAL & ORS.

[4] I. A. NOS. 90783, 90784 & 101677 OF 2025 [Applications for Directions, Exemption from filing O.T. and Impleadment filed by Mr. Lakshmeesh S. Kamath, Advocate] IN RE : M/S. PULPALLY STONE CRUSHERS & 4(a) IA Nos. 135350, 135351, 135375, 135376 of 2025.

[5] I. A. NO. 88067 2025 [Application for Clarification of order dated 24.10.2025 filed by Ms. Sugandha Anand, Advocate] WITH I. A. NO. 120608 OF 2025 [Application seeking permission to file application for Clarification & Modification of order dated 24.10.2025 filed by Mr. Ajit Sharma, Advocate] WITH I. A. NOS. 110655 & 110660 OF 2025 [Applications for Clarification & Modification of order dated 24.10.2025 and Exemption from filing O.T. filed by Mr. Ajit Sharma, Advocate]

WITH I. A. (D) NO. 118542 OF 2025 [Application for Impleadment filed by Mr. Ajit Sharma, Advocate] IN RE : THE STATE OF HIMACHAL PRADESH IN RE : M/S. GOLDSTONE CRUSHING COMPANY IN I. A. NOS. 157777 AND 157782 OF 2023 (Disposed of vide orde dated 24.10.2025) [Applications For Impleadment And Directions] IN RE : PRADEEP IN RE MINING WITHIN 10 KMS WETLAND AND

Signature Not Verified
Digitally signed by POOJA SHARMA
Date: 2025.11.08.23 14:26:50 IST
Reason:

[6] I. A. NOS. 90595 & 90596 OF 2025 [Applications for permission to file Impleadment and application for Impleadment filed by M/s.

Hooda & Co., Advocate] IN RE : B.K. SINGH – IFS (RETD.)

[7] I. A. NOS. 104049 AND 104048 OF 2025 [Applications for Directions, Exemption from filing O.T. filed by Ms. Aruna Gupta, Advocate] WITH I.A. NO. 140936 OF 2025 (Application for Impleadment filed by Ms. Aruna Gupta, Advocate) IN RE : M/S. ARPIT MARBLES PVT. LTD. [7a] I.A. NOS. 127050, 127055 & 132503 OF 2025 WITH CIVIL APPEAL NO. 6790 of 2025, [7b] I.A. NOS. 105337, 105336 & 110791 of 2025.

[8] I.A. NO. 156703 OF 2024 [Application for Impleadment filed by Mr. Shrey Kapoor, Advocate] AND I.A. NO. 156707 & 156710 OF 2024 [Application for Directions and Exemption from filing O.T. filed by Mr. Shrey Kapoor, Advocate] WITH I.A. NOS. 182429 & 182432 OF 2024 [Application for permission to file Additional documents and Exemption from filing O.T. filed by Mr. Shrey Kapoor, Advocate] AND I.A. NOS. 279970 & 279972 OF 2024 [Application for placing on record Addition Facts and documents and Exemption from filing English translation filed by Mr. Shrey Kapoor, Advocate] AND I.A. NO. 8102 OF 2025. [8a] I.A. NO. 212089 OF 2024, I.A. NOS. 212084 & 212086 OF 2024. [8b] I.A. NOS. 185524 OF 2025 [8c] CIVIL APPEAL DIARY NO. 12516 OF 2019 [8d] SUO-MOTO WRIT PETITION (CIVIL) NO. 1 OF 2023 (Under Article 32 of the Constitution of India) WITH INTERLOCUTORY APPLICATION NO. 285430/2024 (Appln. for Exemption from filing O.T. on b/o State of Rajasthan) AND INTERLOCUTORY APPLICATION D. NOS. 227339 & 282482/2024 (Applns. for Impleadment and Directions on b/o Mandir Hanumanji Maharaj Pandupole Trust) AND INTERLOCUTORY APPLICATION NOS. 128329 & 128330/2025 (Applns. for Directions and Exemption from filing O. T. on b/o Mandir Hanumanji Maharaj Pandupole Trust) AND INTERLOCUTORY APPLICATION D. NOS. 174013, 169812 & 169815/2025 (Applns. for intervention/impleadment, directions and exemption from filing O. T. on b/o Narendra Singh Rathod & Ors.) AND INTERLOCUTORY APPLICATION D. NOS. 169819 & 169820/2025 (Applns. for Intervention and Directions on b/o Sneha Solanki) AND INTERLOCUTORY APPLICATION D. NO. 185532/2025 (Appln. for Directions on b/o Sneha Solanki) AND INTERLOCUTORY APPLICATION NOS. 185511, 185512 & 185514/2025 (Applns. for Intervention, Directions and Exemption from filing O. T. on b/o People for Aravallis & Ors.) AND INTERLOCUTORY APPLICATION D. NOS. 185646 & 185660/2025 (Applns. for Intervention and Directions on b/o Anasuya Kale Chhabrani)

[9] I. A. NOS. 140072 & 140078 OF 2025 [Applications for Intervention and Directions filed by Mr. Adarsh Kumar Tiwari, Advocate] IN RE : VIJAYENDRA PAL SINGH

[10] I.A. NO. 218391 OF 2024 (CEC REPORT NO. 19 OF 2024) IN RE : TO PREVENT THE CONSTRUCTION OF BAL-BHARATI PAUD PHATA (BBPP) ROAD, BY PUNE MUNICIPAL CORPORATION (PMC)

[11] I. A. NOS. 125409, 125412 OF 2025 [Applications for Intervention and Directions] IN RE : DILIP NATH

[12] I. A. NOS. 125603 AND 125604 OF 2025 [Applications for Intervention and Directions] IN RE : JITUL DEKA ARAVALI BATCH

[13] I.A. NO. 105701/2024 (CEC REPORT NO. 03/2024) [CEC Report No. 3 dt. 07.03.2004 regarding in compliance of the order dt.10.01.2024 of the Hon'ble Court. Accordingly, the CEC is of the opinion that these three I.As Nos. 87550, 107909 and 112526 of 2023 may be considered after this Hon'ble Court considers and decides on the broader issues about mining in Aravali Hill and Ranges.

[13(ii)] I. A. NOS. 828, 839, 840, 850, 853-854, 855-856, 866-868, 869-870, 871-872, 873-874, 875-876, 877-878, 879-880, 881-882, 891-892, 900, 905, 1488, 1590, 1612-1613, 1700, 1701, 1702, 1703, 2007-2008, 2138-2139, 2205, 2445, 2536, 2567, 2574, 2636, 2658-2659, 2719, 2761, 2765, 2766, 2767, 2768-2769, 128672 and 128673/2019 IN 2858/2010, 2872-2873, 2932, 2933, 2934, and 2879/2010, 3086/2010, 3089-3090/2011, 3091, 3137, I.A. D. NO. 76048/2009, 3597, I. A. D. No. 76051/2009, 3605, 3606, 3811-3812/2014, 3815, 32330/2021 AND 40279/2021. I.A. 1276-1277 [Second Monitoring Report dt. 28.10.2002 of CEC regarding large scale illegal mining of stones in the forest area in aravali hills around kot village located off the road mid-way between ballabgarh-sohna road near dhauj, and Applications for Impleadment, Intervention, Directions, Modification/directions of court's order dt. 30.10.2002, Clarification/Modification of Order's dated 29.10.2002 AND 09.12.2002, 16.12.2002, Permission, permission to file additional affidavit/documents, exemption from filing O.T., Clarification/Modification of Order's dated 08.10.2009 and applications for recalling of Court's Order dated 12.12.2018 in I.A. NO. 2858/2010]. [13 (iii)] 828/02 in W.P.(C) No. 202/1995 and 833/02, 834-835/02, 837/02, 846-847/02, 893-894/02, 901-902/03, 903-904/03 in 828/02, 1310/05 in 833/02, 1329/05 in 1310/05, 1331/05 in 1310/05, 1450-1452/05 in 1310/05, 2447/08 in 828/02, 2602/09 in 828/02, 2758-2759/09 in 828/02, 2803/10 & 3210/11 in 2758-2759/09, 2814/10 in 1310/05, 2834, 2836/10 in 1310/05, 2837, 2839/10 in 1310/05, 2840/10 in 2814/10 in 828/02 in 828/02, 2883-2885/10 in 1310, 2887-2889/10 in 1310, 2891, 2893/10, 3125/11 in 2877-2879/10, 3129/11 in 2874-2876/10, alongwith Rajasthan Mining, 3281/11 in 2834-2836, 3296/11 in 1310(fresh), 3361-3362/12, 3394, 3396/12 in 1310, 3397/12 in 828, 3919-3920/2015 in 2891-2893, 3951 in 834-835, 3952 in 2814-2815 in 1310 I.A.No. 3957 In I.A.No. 828 In W.P.(C)No. 202/1995 I.A.No. 27190 AND 46116 of 2019, 49985/2019 (App. For O/T) in I.A. no. 3361-3363, 50600, 50604, 57647/2019, 57468, 57653/2019, 60991, 60995, 60999/2019, 141355/2019 in I.A. NO. 50600 AND 50610 OF 2019, 153523 AND 153524/2019 in I. A. No. 828 [Second Monitoring Report dated 28.10.2002 of Central Empowered

Committee and Applications for Further Directions, Modification/Clarification of Order dated 30.10.2002 and Amendment of I.A.No. 833, Impleadment, Modification/Clarification of Order dated 29/30.10.2002, Modification/Clarification, Exemption from filing O.T., Modification/ Directions, Directions, Intervention, Clarification/Modification of Order dated 08.04.2005, Interim Directions, Stay, Modification of Order dated 19.02.2010 , Permission to file Additional Documents and Early Hearing of I.A.No. 828]. [13(iv)] I. A. NOS. 110282, 110283, 111437 AND 111438 OF 2025 [Applications for Direction, O.T. and Impleadment and O.T.] IN RE : INDIAN SOAPSTONE PRODUCERS ASSOCIATION. [13 (v)] I.A. Nos. 123463, 123464 of 123465 of 2025 (Applications for Directions, Intervention and O.T.) WITH I.A. Nos. 123488, 123489 & 123490 of 2025 (Applications for Directions, Intervention and O.T.) WITH I.A. Nos. 123668, 123669 & 123670 of 2025 (Applications for Directions, Intervention and O.T.) WITH I.A. Nos. 123997, 123998 & 123999 of 2025 (Applications for Directions, Intervention and O.T.) IN I.A. Nos. 2825-2827 of 2010 IN RE : CHANDRA KANT BIYANI IN RE : ANITA BIYANI. [13(vi)] I. A. NOS. 107906 AND 107909/2023 [APPLICATIONS FOR IMPLEADMENT AND DIRECTIONS] IN RE : M/S NALWAYA MINERALS INDUSTRIES P. LTD. RAJASTHAN AND [13 (vii)] I. A. NOS. 112525, 112526 AND 112527/2023 [APPLICATIONS FOR IMPLEADMENT, DIRECTIONS AND EXEMPTION FROM FILING O.T.] IN RE : M/S NALWAYA MINERALS INDUSTRIES P. LTD. RAJASTHANAND. [13 (viii)] I. A. NOS. 89008 AND 89010 OF 2025 [APPLICATIONS FOR DIRECTIONS AND EXEMPTION FROM FILING O.T.] IN RE : OM PRAKASH GUPTA AND IA No. 139000/2025. [13 (ix)] I. A. NOS. 87544, 87550 AND 91723 OF 2023 [APPLICATIONS FOR IMPLEADMENT, DIRECTIONS AND EXEMPTION FROM FILING O.T.] IN RE : M/S. KRISHNA MINERS AND TRADERS, RAJASTHAN AND [13 (x)] I. A. NOS. 69040, 69044 AND 69050/2024 [APPLICATIONS FOR DIRECTIONS, EXEMPTION FROM FILING O.T. AND IMPLEADMENT] IN RE : JAIN KUMAR JAIN AND [13 (xi)] I. A. NOS. 8156, 8157 AND 8155 OF 2024 [APPLICATIONS FOR DIRECTIONS, EXEMPTION FROM FILING O.T. AND IMPLEADMENT, IN RE : M/S. SHIV GRIT UDYOG, RAJASTHAN AND [13 (xii)] I. A. NOS. 123906 & 123914 OF 2025 [APPLICATIONS FOR IMPLEADMENT & EXEMPTION FROM FILING O.T. FILED BY MR. SHREY KAPOOR, ADV.) WITH I. A. NOS. 123923 & 123924 OF 2025 [APPLICATIONS FOR DIRECTIONS & EXEMPTION FROM FILING O.T. FILED BY MR. SHREY KAPOOR, ADV.) IN RE : MAKRANA KHAAN ANVM MAJDOOR WELFARE SOCIETY, THROUGH ITS AUTHORIZED REPRESENTATIVE SH. UTKARSH BANSAL IN WRIT PETITION (CIVIL) NO. 202/1995 (Under Article 32 of the Constitution of India)

[14] WRIT PETITION (CIVIL) NO. 4677/1985, 14(i)IAS RELATED TO HARYANA MINING (I.A.Nos. 1785, 1967 AND 2152 IN 1967, 1962, 2443, 2186 AND 2444, 2168, IA D. NO. 75191, 2484, 2527 AND 2582 IN IA D. NO. 75191, 1866 1858- 1859, , 1891-1893, 1895, 1896, 1906, 1907-1908, 1968, 2451, 2336, IA D. NO. 58737, IA NOS. 2390, 2450 IN IA NO. 2385, 2454, 2455, 2486-2488 AND 2492, 2385, 2143, 2623, 2624, , 1937, 2415, 2579, 2780-2785, 32531/2021, 32532/2021 IN IA NO. 2450,

28631 AND 28637/2021, 31357 AND 31360/2021, 35779 & 35781/2021, 43001/2021 AND IA NO. 42525/2021 IN IA D. NO. 75191, 44798/2021 IN 31360/2021, 93600/2021, 92854 & 92850/2023, 81251, 81253/2023 AND 113069/2024 ALONGWITH C.P.(C) NO. 186/2003. [14(ii)] IAS RELATED TO CONSTRUCTION (I.A.Nos. 2198, 1888, 1911 AND 1912, 2306 AND 2307, 2308 AND 2309 IN IA NO. 1888, 2386 AND 2387, 2392, 2103, 2355-2357, 2577-2578, 2575- 2576, 1894, 2497-2498, 2514- 2515, 2595-2596, 2600-2602, 2603, 2604-2605, 2606-2607, 2608- 2609, 2610-2611, 1938, 2684-2687, 2720-2721, 2758-2759, 2760-2761, 66059/2017 AND 66071/2017, 81981 AND 81982/2017, 134492 AND 134499/2017, 67457 AND 67458/2019, 128127, 134352/2020 AND 97884, 97894, 97887 AND 97899/2021) (APPLICATIONS FOR DIRECTIONS AND MODIFICATION/CLARIFICATION OF COURT'S ORDER DATED 06/05/2002, 8/10/2009, 18/03/2004, INTERVENTION AND IMPLEADMENT, PERMISSION TO FILE ADDITIONAL DOCUMENTS AND EXEMPTION FROM FILING O.T. AND INTERIM STAY AND PERMISSION TO FILE REPLY AFFIDAVIT AND APPLNS. RAISING OBJECTIONS AGAINST CEC REPORTS.

[15] CONTEMPT PETITION (C) DIARY NO. 34292 OF 2024 WITH I.A. NO. 168256 OF 2024 (Application for Exemption from filing Typed copy) IN RE : BHAVREEN KANDHARI

[16] I.A. NO. 126582 OF 2025 (CEC REPORT NO. 25 OF 2025) AND I.A. NOS. 135736 & 136040 OF 2025, I.A. NO. 135954 OF 2025, I.A. NO. 138810 OF 2025 (Applications for permission to file Additional documents in I.A. 136040/2025 in I.A. 126582/2025 filed by Ms. Tanya Srivastava, Advocate) AND I.A. NO. 138813 OF 2025 (Applications for permission to file Additional documents in I.A. 136040/2025 in I.A. 126582/2025 filed by Ms. Tanya Srivastava, Advocate) AND I.A. NOS. 159062 & 159063 OF 2025 (Applications for Intervention and Directions on behalf of M/s. RR Texknit LLP, Applicant filed by Mr. Vivek Gupta, Advocate) AND I.A. NO. 173765 & 173767 OF 2025 (Applications for Intervention and O.T.)

[17] I.A. NO. 283732 OF 2024 (CEC REPORT NO. 30 OF 2024)

[18] I.A. NO. 285881 OF 2024 (Application for Impleadment as Co-petitioners filed by Mr. Arun K. Sinha, Advocate) WITH I.A. NOS. 285829 & 285830 OF 2024 (Applications for Directions and Exemption from filing O.T. filed by Mr. Arun K. Sinha, Advocate) AND I.A. NO. 300603 OF 2024 (Application seeking Impleadment of the owner of the Land as Party Respondent filed by Mr. Arun K. Sinha, Advocate) IN RE : UDIT NARAYAN SONAKIYA & ANR.

[19] I. A. NOS. 100352 & 100351 OF 2024 [Applications for Impleadment and Directions filed by Mr. Rajeev Kumar Dubey, Advocate] AND I. A. NOS. 56927, 56928 & 56929 OF 2025 [Applications for Amendment of I.A. Nos. 100351 & 100352/2024 , Amended application for Directions and Exemption form filing O.T. filed by

Mr. Rajeev Kumar Dubey, Advocate] AND I. A. NO. 139151 OF 2025 [Application for Exemption from filing O.T. in Counter Affidavit] IN RE : SHRI RAM KRISHNA PANDEY

[20] I. A. NO. 69462 OF 2025 [Application for Directions filed by Ms. Sugandha Anand, Advocate] IN RE : STATE OF HIMACHAL PRADESH AND

[21] I. A. NO. 2208 OF 2008 [Application for Directions] IN RE : CANTONMENT BOARD, PACHMARHI, M.P. AND

[22] I. A. NO. 185901 OF 2025 [CEC REPORT NO. 36 OF 2025] IN RE :RECENT INCIDENT OF TIGER DEATHS IN MAL MAHADESHWARA HILLS WILDLIFE SANCTUARY, KARNATAKA AND

[23] IN RE : RANTHAMBORE TIGER RESERVE I.A. NOS. 117782, 117783 AND 117785 OF 2025 [Applications for Impleadment, Directions and O.T.] WITH I.A. NO. 169828 OF 2025 [Applications Exemption from filing O..T. in Compliance Affidavit] IN RE : SANJAY KUMAR AND

[24] I. A. NOS. 153500 & 153501 OF 2024 [Applications for Directions and Exemption from filing O.T. filed by Ms. Shibani Ghosh, Advocate] WITH I. A. NO. 153502 OF 2024 [Applications for Intervention filed by Ms. Shibani Ghosh, Advocate] IN RE : DR. DAYA SHANKAR SRIVASTAVA (SARANDA GAME SANCTUARY) AND

[25] SPECIAL LEAVE PETITION(C) No. 25047 OF 2018

[26] I.A. NOS. 167477 & 167479 OF 2025 (Applications for Impleadment and Directions in filed by Ms. Rani Mishra, Advocate) IN RE: SATKOSIA TIGER RESERVE, ODISHA IN RE: SANJAY KUMAR AND

[27] I. A. NOS. 28216 & 28217 OF 2025 [Applications for Impleadment and Directions filed by Mr. Sachin Patil, Advocate] IN I.A. NOS. 3864-3866 OF 2015 (Applications for Impleadment, Clarification and O.T. filed by Mr. Sachin Patil, Advocate) IN RE : ASHOK BHIWAJI DESAI AND

[28] ISSUE REGARDING ORDER DATED 18.03.2025 PASSED IN W.P. (C)NO. 13381 OF 1984 AND I. A. NO. 140084 OF 2025 [Application for Exemption from filing O.T. in Affidavit] AND

[29] I.A. NOS. 85332 AND 85124 OF 2023 [Applications For Intervention And Directions] WITH I.A. NOS. 60136 AND 60352 OF 2024 (Applications For Intervention Filed By Mr. Anurag Tandon, Advocate In I.A. No. 85332/2023) WITH I.A. NOS. 64180 AND 64434 OF 2024 [(Applications For Interventions Filed By Mr. Anurag Tandon, Advocate On Behalf Of “Bilibar Patar” And “Harichandra Boro”, Applicants Respectively In I.A. No. 85332/2023) WITH I.A. NO. 67379 OF 2024.

THE NAMES OF "ONLY" THE FOLLOWING ADVOCATES MAY BE TREATED TO HAVE BEEN SHOWN AGAINST THESE I.As. MR. HARISH N. SALVE, SR. ADV. [A.C.], MR. A.D.N. RAO, SR. ADVOCATE [A.C.], MS. APARAJITA SINGH, SR. ADVOCATE [A.C.], M/S. J.S. WAD AND CO., MR. ASHOK K. MAHAJAN, MS. SUMITA RAY, MR. SRI PAL SINGH, MS. JYOTI MENDIRATTA, MR. KAMAL MOHAN GUPTA, DR. MONIKA GUSAIN, MS. DIKSHA RAI, MR. TARUN GUPTA FOR S. NO. [10 (iii)] MR. K. PARAMESHWAR (A.C.), MS. RUCHI KOHLI, MS. SUMITA HAZARIKA, MS. SANDHYA GOSWAMI, MS. SHOBHA, MR. V. BALACHANDRAN, MR. ANIL NAG, , MR. PRAVEEN JAIN, MR. K. RAJEEV, MR. S.K. SINHA, MS. BINU TAMTA, MR. SARAD KUMAR SINGHANIA, GROUP CAPTAIN KARAN SINGH BHATI, MS. ARUNA GUPTA, MR. NAVEEN CHAWLA, MS. A. SUMATHI, MR. SYED MEHDI IMAM, MS. AISHWARYA BHATI, MS. SURUCHI AGGARWAL, MR. SATYA MITRA, MR. ARUNESHWAR GUPTA FOR S.NO. [10 (iv)] MS. SAKSHI KAKKAR FOR S.NO. [10 (v)] MR. K. PAARIVENDHAN FOR S.NO. [10 (vi)] MR. SANDEEP KR. JHA FOR S.NO. [10 (vii)] MR. CHANDRA BHUSHAN PRASAD FOR S.NO. [10 (xii)] Mr. S. Guru Krishna Kumar, Sr. Advocate (A.C.) Mr. Amrish Kumar, Ms. Anil Katiyar, Mr. Raj Bahadur Yadav, Mr. Sanjay Kumar Visen Ms. Monika Gusain Ms. Binu Tamta, M/S Mitter And Mitter And Co., Mr. Shekhar Kumar, Mr. M.C. Dhingra, Mr. Vishwajit Singh. Mr. Yashpal Singh Deora, Mr. Pravir Chaudhary, Mr. R.C. Kohli, Mr. T.V. George, Ms. Sharmila Upadhyay, Mr. Ambhoj Kumar Sinha, Mr. Binay Kumar Das, Mr. Somnath Mukherjee, Mr. Arun Kumar Beriwal, Ms. Kaveeta Wadia, Mr. Krishnanand Pandey, Mr. Kamal Mohan Gupta, Mr. Umesh U. Khaitan, Applicant In Person, Ms. Vijaylakshmi Menon, Mr. Ajay Pal, Mr. Manoj Kr. Mishra, Mr. Satyendra Kumar, Ms. S. Janani, Mr. Tejaswi Kr. Pradhan, Mr. Devashish Bharuka, Ms. Anuradha Mutatkar, Mr. Haresh Raichura, Dr. Surender Singh Hooda, Ms. Kiran Kr. Patra, Mr. Naveen R. Nath, Ms. Shobha, Mr. V.K. Verma, Ms. Prerna Mehta, Mr. K.V. Mohan, Mr. Guntur Pramod Kumar Ms. Mayuri Raghuvanshi, Mr. Sunny Choudhary, Mr. Tarun Gupta, Mr. Kaushal Yadav, Mr. A. Karthik, Advocates FOR S.NO. [12] MR. K. PARAMESHWAR (A.C.), MR. PRASHANT PADMANABHAN FOR S.NO. [13] MR. K. PARAMESHWAR (A.C.), MS. TANYA SRIVASTAVA, MS. RANU PUROHIT, MR. VIVEK GUPTA, MR. MANAN VERMA FOR S.NO. [14] MR. K. PARAMESHWAR (A.C.) FOR S.NO. [15] MR. K. PARAMESHWAR (A.C.), MR. ARUN K. SINHA, MR. ASHUTOSH KUMAR SHARMA (STATE OF UTTARAKHAND), MR. P.S. SUDHEER FOR S.NO. [16] MR. K. PARAMESHWAR (A.C.), MR. RAJEEV KUMAR DUBEY, MR. SUDEEP KUMAR (FOR STATE OF U.P.) FOR S.NO. [17] MR. K. PARAMESHWAR (A.C.), MS. RANI MISHRA, MR. AKSHAY AMRITANSHU (STATE OF HARYANA), MR. DURGESH RAMCHANDRA GUPTA FOR S.NO. [18] MR. K. PARAMESHWAR (A.C.), MR. SYED MEHDI IMAM, MR. PASHUPATI NATH RAZDAN FOR S.NO. [19] MR. K. PARAMESHWAR (A.C.), MR. RAJ KISHOR CHOUDHARY, MS. MRINAL GOPAL ELKER FOR S.NO. [21] MS. RANI MISHRA, MS. PALLAVI LANGAR, MR. KUNAL CHATTERJI, MS. ASTHA SHARMA, MR. NARESH KUMAR, MR. ANANDO MUKHERJEE, MS. POOJA DHAR, MR. S.N. TERDAL, MR. MOHIT D. RAM FOR S. NO. [25] MS. RANI MISHRA FOR S. NO. [26] MR. SACHIN PATIL.

WITH
SLP(C) No. 25047/2018 (XVI)

DIARY NO(S). 12516/2019 (XVII)
IA No. 68530/2019 - CONDONATION OF DELAY IN FILING
IA No. 68535/2019 - EX-PARTE STAY
IA No. 68538/2019 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT
IA No. 220462/2024 - INTERVENTION/IMPLEADMENT
IA No. 68527/2019 - PERMISSION TO FILE APPEAL

SMW(C) No. 1/2023 (PIL-W)
IA No. 169820/2025 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 185660/2025 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 185532/2025 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 185512/2025 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 282482/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 169812/2025 - CLARIFICATION/DIRECTION
IA No. 128329/2025 - CLARIFICATION/DIRECTION
IA No. 169815/2025 - EXEMPTION FROM FILING O.T.
IA No. 128330/2025 - EXEMPTION FROM FILING O.T.
IA No. 185514/2025 - EXEMPTION FROM FILING O.T.
IA No. 285430/2024 - EXEMPTION FROM FILING O.T.
IA No. 185646/2025 - INTERVENTION APPLICATION
IA No. 227339/2024 - INTERVENTION/IMPLEA**WRIT PETITION (CIVIL) NO. 4677/1985****DMENT**
IA No. 169819/2025 - INTERVENTION/IMPLEADMENT
IA No. 185511/2025 - INTERVENTION/IMPLEADMENT
IA No. 174013/2025 - INTERVENTION/IMPLEADMENT

DIARY NO(S). 34292/2024 (PIL-W)
(IA No. 168256/2024 - APPLICATION FOR EXEMPTION FROM FILING TYPED DOCUMENTS)

ITEM 6

WRIT PETITION (CIVIL) NO. 4677/1985

HARYANA MINING MATTERS I.A.No. 1785, 1967, 2152 IN 1967, 1962, 2443, 2186, 2444, 2168, IA D. NO. 75191, 2484, 2527 AND 2582 IN IA D. NO. 75191, 1866, 1858 and 1859, , 1891, 1892 and 1893, 1895, 1896, 1906, 1907 AND 1908, 1968, 2451, 2336, IA D. NO. 58737, 2390, 2450 IN IA NO. 2385, 2454, 2455, 2486, 2487, 2488 AND 2492, 2385, 2143, 2623, 2624, 1937, 2415, 2579, 2780, 2781, 2782, 2783, 2784 AND 2785, 32531/2021, 32532/2021 IN IA NO. 2450, 28631 AND 28637/2021, 31357 AND 31360/2021, 35779 AND 35781/2021, 43525/2021

IN IA D. NO. 75191, 44798/2021 IN 31360/2021, I.A. NO. 93600/2021, 92854 AND 92850/2023, 81251, 81253/2023 AND 113069/2024 CONTRUCTIONS MATTERS I.A.No. 2198, 1888, 1911 AND 1912, 2306 AND 2307, 2308 AND 2309 IN IA NO. 1888 AND 2386 AND 2387, 2388, 2392, 2103, 2355, 2356 AND 2357, 2577 AND 2578, 2575 AND 2576, 1894, 2497 AND 2498, 2514, 2515, 2595, 2596, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 1938, 2684, 2685, 2686 AND 2687, 2720, 2721, 2758, 2759, 2760, 2761, 66059/2017, 66071/2017, 81981 AND 81982/2017, 134492 AND 134499/2017, 67457 AND 67458/2019, 128127 AND 134352/2020, 97884, 97894, 97887, 97899/2021 (APPLICATIONS FOR DIRECTIONS AND MODIFICATION/CLARIFICATION OF COURT'S ORDER DATED 06/05/2002, 8/10/2009, 18/03/2004, INTERVENTION AND IMPLEADMENT, PERMISSION TO FILE ADDITIONAL DOCUMENTS AND EXEMPTION FROM FILING O.T. AND INTERIM STAY AND PERMISSION TO FILE REPLY AFFIDAVIT AND APPLNS. RAISING OBJECTIONS AGAINST CEC REPORTS) IN W.P.(C) NO. 4677/1985 "ONLY" ARE LISTED

NAMES OF FOLLOWING ADVOCATES MAY BE TREATED TO HAVE BEEN SHOWN IN THE LIST : MR. S. GURU KRISHNA KUMAR, SR. ADVOCATE (A.C.) MS. ANITHA SHENOY, SR. ADVOCATE (A.C.) MR. MANAN VERMA, MR. AMRISH KUMAR, MS. ANIL KATIYAR, MR. RAJ BAHADUR YADAV, MR. SANJAY KUMAR VISEN MS. MONIKA GUSAIN MS. BINU TAMTA, M/S MITTER AND MITTER AND CO., MR. SHEKHAR KUMAR, MR. M.C. DHINGRA, MR. VISHWAJIT SINGH. MR. YASHPAL SINGH DEORA, MR. PRAVIR CHAUDHARY, MR. R.C. KOHLI, MR. T.V. GEORGE, MS. SHARMILA UPADHYAY, MR. AMBHOJ KUMAR SINHA, MR. BINAY KUMAR DAS, MR. SOMNATH MUKHERJEE,MR. ARUN KUMAR BERIWAL, MS. KAVEETA WADIA, MR. KRISHNANAND PANDEY, MR. KAMAL MOHAN GUPTA, MR. UMESH U. KHAITAN, APPLICANT IN PERSON, MS. VIJAYLAKSHMI MENON, MR. AJAY PAL, MR. MANOJ KR. MISHRA, MR. SATYENDRA KUMAR, MS. S. JANANI, MR. TEJASWI KR. PRADHAN, MR. DEVASHISH BHARUKA, MS. ANURADHA MUTATKAR, MR. HARESH RAICHURA, DR. SURENDER SINGH HOODA, MS. KIRAN KR. PATRA, MR. NAVEEN R. NATH, MS. SHOBHA, MR. V.K. VERMA, MS. PRERNA MEHTA, MR. K.V. MOHAN, MR. GUNTUR PRAMOD KUMAR MS. MAYURI RAGHUVANSHI, MR. SUNNY CHOUDHARY, MR. TARUN GUPTA, MR. KAUSHAL YADAV, MR. A. KARTHIK, ADVOCATES

ITEM 42

WRIT PETITION (CIVIL) NO. 171/1996
(IA No. 132266/2025 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 132125/2025 - INTERVENTION/IMPLEADMENT)

ITEM 43

CIVIL APPEAL NO. 6790/2025
(IA No. 124013/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED

JUDGMENT, IA No. 124014/2025 - EXEMPTION FROM FILING O.T., IA No. 124012/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/ FACTS/ANNEXURES)

Date : 12-08-2025 These petitions were called on for hearing today.

CORAM :
HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE K. VINOD CHANDRAN
HON'BLE MR. JUSTICE N.V. ANJARIA

AMICUS CURIAE **Mr. K. Parameshwar, Sr. Advocate**
Mr. M.V. Mukunda, Adv.
Ms. Kanti, Adv.
Mr. Srinivas Patil, Adv.
Ms. Chitransha Singh Shikarwar, Adv.

For Petitioner(s) :Mr. Pratyush Jain, Adv.
Mr. Prashant Padmanabhan, AOR

Mr. Kunal Chatterji, AOR
Ms. Maitrayee Banerjee, Adv.
Mr. Rohit Bansal, Adv.
Mr. Varij Nayan Mishra, Adv.

Mr. Shyam D. Nandan, AOR
M/S. Lawyer S Knit & Co, AOR
Mr. Chanchal Kumar Ganguli, AOR
M/S. Plr Chambers And Co., AOR

Mr. Syed Mehdi Imam, AOR
Mr. Mohd Parvez Dabas, Adv.
Mr. Uzmi Jamil Husain, Adv.

Mr. T. Harish Kumar, AOR

Mr. Dhruv Mehta, Sr. Adv.
Mr. Yashraj Singh Deora, Sr. Adv.
Ms. Anupama Dhurve, Adv.
Mr. Priyesh Mohan Srivastava, Adv.
M/S. Mitter & Mitter Co., AOR

Mr. Purnima Bhat, AOR

Ms. Neha Rai, AOR
Mr. Sugam Mishra, Adv.
Ms. Rukhshaar, Adv.

Petitioner-in-person

For Respondent(s) :

Ms. Aishwarya Bhati, A.S.G.
Ms. Ruchi Kohli, Sr. Adv.
Ms. Suhasini Sen, Adv.
Mr. Raghav Sharma, Adv.
Mr. Gaurang Bhushan, Adv.
Mr. Baij Nath Patel, Adv.
Ms. Shagun Thakur, Adv.
Ms. Manisha Chava, Adv.
Mr. Abhinav Aggarwal, Adv.
Ms. Ritika Singhal, Adv.
Mr. Gurmeet Singh Makker, AOR

Mr. Satinder Gulati, Adv.
Mr. Raj Kishor Choudhary, AOR
Mr. Mohit Gupta, Adv.

Mr. Nalin Kohli, Sr. Adv.
Mr. Shuvodeep Roy, AOR
Mr. Deepayan Dutta, Adv.
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Mr. Prithu Garg, AOR
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Ms. Neha Sharma, AOR

Mr. Smarhar Singh, AOR
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Mr. Mohd Asim, Adv.
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Mr. Vivek Narayan Sharma, AOR
Ms. Shruti Priya Mishra, Adv.
Mrs. Mahima Bhardwaj Kalucha, Adv.
Mr. Akash Singh, Adv.
Mr. Shubham Awasthi, Adv.

Mr. Ravindra Kumar, Sr. Adv.
Mr. Binay Kumar Das, AOR
Ms. Priyanka Das, Adv.
Ms. Neha Das, Adv.
Mr. Shivam Saksena, Adv.
Mr. Vikas Bharti, Adv.

Mr. Guntur Pramod Kumar, AOR
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Ms. Nidhi Mohan Parashar, AOR
Mr. Purna Chandra Patnaik, AOR
Mr. Ramesh Kumar Mishra, AOR
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Ms. Madhu Sikri, AOR

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Mr. Sharkh Khan, Adv.

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Mr. Karunakar Mahalik, AOR
Mr. Prakash Ranjan Nayak, AOR

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Mr. Pranab Kumar Samantray, Adv.

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Mrs. Rani Chhabra, AOR
Mr. Vishnu Kant, AOR
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Mr. Alok Gupta, AOR

Ms. Sharmila Upadhyay, AOR
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Mr. Anmol Wadhwa, Adv.
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Ms. Richa Kapoor, AOR

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Mr. Abhinav Singh, Adv.

Mr. Kailash Prashad Pandey, AOR
Mr. Varun Varma, Adv.
Mr. Hitesh Kumar Sharma, Adv.
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Mr. Akhileshwar Jha, Adv.
Mr. Mahi Pal Singh, Adv.
Ms. Manisha Chawla, Adv.
Ms. Niharika Dwivedi, Adv.
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Mr. Shiva Nand Sharma, Adv.
Mr. Ishank Ranjan, Adv.
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Mr. Rajesh Kumar Singh, Adv.
Mr. Rajat Nair, Adv.
Ms. Suhashini Sen, Adv.

Mr. Navanjay Mahapatra, Adv.
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Mr. Mayanka Pandey, Adv.
Mr. Madhav Singhal, Adv.
Ms. Sunanda Shukla, Adv.
Ms. Shreya Jain, Adv.
Mr. A. Sirajudeen, Adv.
Mr. P.v Yogeshwaran, Adv.
Mr. Sharath Nambiar, Adv.
Mr. B.k Satija, Adv.
Mr. Sharadha Deskhmukh, Adv.
Ms. Chitransh Sharma, Adv.
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Mr. Rajat Nair, Adv.
Mr. T.s.sabarish, Adv.
Mr. Navanjay Mahapatra, Adv.
Mr. Annirudh Sharma-II, Adv.
Mr. Sudarshan Lamba, AOR

Mr. Ilin Saraswat, Adv.
Ms. Ilma Saifi, Adv.
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Mr. Rajesh Kumar Singh, Adv.
Mr. Rajat Nair, Adv.
Mr. T S Sabarish, Adv.
Mr. Navanjay Mahapatra, Adv.
Mr. Annirudh Sharma - Ii, Adv.
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Ms. Supriya Juneja, AOR
Mr. Anand Shankar, AOR

Mr. Ajay Vikram Singh, AOR
Mrs. Priyanka Singh, Adv.
Mr. M Aamir Faiyaz, Adv.
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Mrs. Thashmitha Muthanna, Adv.
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Mr. B.k.satija, Adv.
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Ms. Shagun Thakur, Adv.
Ms. Chitrangda Rastravara, Adv.
Mr. Chinmayee Chandra, Adv.
Dr. N. Visakamurthy, AOR

Mr. Manan Verma, AOR

Mr. Gopal Singh, AOR
Mr. Umesh Bhagwat, AOR
Mrs. Anil Katiyar, AOR
Mr. Raj Kumar Mehta, AOR
Mr. Ranjan Mukherjee, AOR
Ms. Hemantika Wahi, AOR

Mr. Parth Awasthi, Adv.
Mr. Pashupathi Nath Razdan, AOR

Mr. K. R. Sasiprabhu, AOR

Mr. Anupam Raina, Adv.
Mr. Deepak Goel, AOR
Ms. Alka Goyal, Adv.

Ms. Shilpa Singh, AOR

Mr. Vishnu Kant, AOR
Mr. Irasis Acharya, Adv.
Ms. Rajnandini, Adv.

Mr. Guntur Pramod Kumar, AOR
Ms. Prerna Singh, Adv.
Mr. Dhruv Yadav, Adv.

Mr. T. V. S. Raghavendra Sreyas, AOR

UPON hearing the counsel, the Court made the following
O R D E R

[1] I.A. NOS.185063, 185065 & 185066 OF 2025:

1. As prayed, the applicant is permitted to forthwith amend prayer (i) in I.A. No.185063/2025.

2. Learned counsel for the applicant(s) submits that the proceedings pending before the learned National Green Tribunal (for short, 'NGT') would be withdrawn and also the affected parties would be impleaded, if not already impleaded.

3. The proceedings before the NGT is directed to be withdrawn within a period of two weeks from today.

4. Issue notice, returnable on 17.09.2025.

5. Dasti service, in addition, is granted.

6. In addition to the usual mode, liberty is granted to the applicant(s) to serve notice through the Central Agency/Standing Counsel for the respondent(s).

[2 & 3] I.A. Nos. 132125/2025 with I.A. Nos. 132266/2025 in WP(C) No. 171/1996 and IA No.122148/2025 and IA No.122149/2025:

1. These applications pertain to the grant of permission for felling of Khair trees.

2. Insofar as I.A. Nos. 132125/2025 & 132266/2025 in WP(C) No. 171/1996 are concerned, learned counsel for the State fairly states that since the applications were made within the stipulated period, there is no objection for allowing these applications.

3. Insofar as the IA Nos.122148/2025 & 122149/2025 are concerned, it is submitted that the said applications have been filed after the cutoff date and as such, the same are not entitled to be considered.

4. However, taking into consideration that the applications are filed by the farmers, we are inclined to allow the aforesaid applications.

5. We direct the Revenue Authorities to conduct a fresh survey and submit the report to the DFO within a period of four weeks. On such report being submitted, the concerned division shall take a decision with regard to the grant of permission to the applicants for felling of Khair trees.

6. We find that this Court is flooded with the applications filed by the poor farmers for grant of permission to fell the khair trees.

7. The Court faced a similar situation in the State of Himachal Pradesh. For small projects like Anganwadi, primary schools, primary health centres, the arterial roads connecting the villages to the main road, etc., the State was required to approach this Court prior to making such a construction. This Court was flooded with 600-700 matters. The entire developmental work had come to a standstill, inasmuch as, for a small thing, the State of Himachal Pradesh was required to approach this Court.

8. This Court, therefore, *vide* order dated 16th February, 2018 directed the State Government to constitute a State Committee

headed by Shri V.P. Mohan, IFS(Retd.), former Principal Chief Conservator of Forests, Himachal Pradesh and a second member to be nominated by the Vice Chancellor, Dr. Y.S.Parmar, University of Horticulture and Forestry, Nauni, Solan, Himachal Pradesh who shall be a Professor of Silviculture, which would consider grant of permission for undertaking such projects.

9. We are of the view that the Union Territory of Jammu and Kashmir should formulate a similar scheme, where the grievance of the farmers can be addressed at the local level, rather than they being required to rush to this Court for small things.

10. We, therefore, direct the Union Territory of Jammu & Kashmir to come out with a proposal in that regard after examining our order dated 16th February, 2018 within a period of four weeks from today.

10. List after four weeks.

[4] IA Nos.101677/2025, IA No.90783/2025, IA No.90784/2025 and IA No.135350/2025, IA No.135351/2025, IA No.135375/2025 & IA No.135376/2025:

1. The prayers made in these applications are similar to the prayers made in IA Nos. 162033, 162034, 162154, & 162155 of 2025, which were considered, and orders were passed by this Court on 23rd July, 2025. These applications would also, therefore, be covered under the said order.

2. The aforesaid applications are, therefore, disposed of in terms of the order passed on 23rd July, 2025.

[5] I.A. Nos. 88067/2025, 110655/2025, 110660/2025, 120608/2025:

1. Learned ASG submits that the MoEF&CC will file its reply within four weeks.

2. List these applications after four weeks.

[6] I.A. Nos. 90595/2025 & 90596/2025:

1. Learned counsel for the State of Karnataka submits that the work undertaken by the State Government is for providing water pipelines and underground electricity supply to the areas wherein 1280 families are residing in around 43 hamlets. It is submitted that on account of the order passed by this Court dated 29th April, 2025, the State is not in a position to undertake this work. He, therefore, submitted that the residents of the hamlets are deprived of potable water and electricity supply.

2. Ms. Shibani Ghosh, the learned counsel appearing on behalf of the applicant(s), on the contrary submitted that if the work is allowed to be undertaken, it will amount to allowing civil works and activities in common settlements in core area. Ms. Ghosh and the learned Amicus Curiae, therefore, submitted that the State must take earnest steps so as to provide for resettlement of the villagers residing in the said hamlets to an area outside the core area.

3. It cannot be gainsaid that the right to potable water and the right to electricity are now considered the very basic rights which a citizen is entitled to, to live a life with dignity. As such, we

are inclined to modify our order dated 29th April, 2025, and permit the State to undertake only the work with regard to laying down the pipelines for water supply and underground pipelines for electricity connection to the hamlets. However, the State shall also finalise a proposal for resettlement of the villagers to an area outside the core area.

4. Accordingly, eight weeks time is granted to the State to file an affidavit stating therein as to what steps the State is taking for resettling the villagers outside the core area.

5. Learned counsel for the State further submits that the proposal for converting the Kachcha roads to all weather roads is pending before the National Board for Wildlife (NBWL).

6. We clarify that the pendency of the present applications should not come in the way of the Standing Committee of the NBWL to consider the proposal of the State Government for converting the kachcha roads to all weather roads.

7. List after eight weeks.

[7] I.A. NOS. 104049 & 104048 of 2025 WITH I.A. NO. 140936 OF 2025, I.A. NOS. 127050, 127055 & 132503 OF 2025 WITH CIVIL APPEAL NO. 6790 of 2025, I.A. NOS. 105337, 105336 & 110791 of 2025;

AND

[8] I.A. NO. 156703 OF 2024 AND I.A. NO. 156707 & 156710 OF 2024 WITH I.A. NO. 182429 & 182432 OF 2024 AND I.A. NO. 279970 & 279972 OF 2024 AND I.A. NO. 8102 OF 2025, I.A. NOS. 185524 OF 2025, C.A. D. NO. 12516 OF 2019, SUO-MOTO WRIT PETITION (CIVIL) NO. 1 OF 2023 WITH I.A. NO. 285430/2024 AND I.A. D. NOS. 227339 & 282482/2024 AND I.A. NOS. 128329 & 128330/2025 AND I.A. D. NOS. 174013, 169812 & 169815/2025 AND I.A. D. NOS. 169819 & 169820/2025 AND I.A. D. NO.

185532/2025 AND I.A. NOS. 185511, 185512 & 185514/2025 AND I.A. D. NOS. 185646 & 185660/2025:

List on 08th September, 2025

[9] IA Nos. 140072/2025 & 140078/2025:

1. A Partial Court Working Days Bench of this Court has passed the following order on 23rd June, 2025:

> ***1. Subject to the orders of the Hon'ble Chief Justice of India, list the matter on 16.07.2025. In the meantime, learned Amicus Curiae and the learned counsel for the State may examine the applications and give their responses.***
>
> ***2. Let the copy of the applications be also given to the Central Empowered Committee to seek its response in the matter.***
>
> ***3. Let the status-quo be maintained till 16.07.2025.***

2. The learned Amicus Curiae submits that pursuant to the aforesaid order, the CEC has examined the issue.

3. According to CEC, instead of felling 875 trees, the number of trees to be cut can be restricted to 500 trees.

4. We direct the State to take into consideration the recommendations of the CEC and file its reply within a period of four weeks from today. The CEC should give its report/recommendations to the State within a period of two weeks.

5. List on 17.09.2025.

[10] IA No. 218391/2024:

List along with SLP(Civil) Diary No.22109/2025.

[11] IA Nos. 125409/2025 & 125412/2025:

1. Learned ASG submits that for considering the correctness of the averments made in these applications, it will be appropriate that a Committee consisting of senior officers from the MoEF&CC and State Government is constituted which shall examine the issue and submit a report to this Court.

2. We, therefore, direct that a Committee comprising of the following officers shall be constituted:

(i) Director/Additional Director, State Mines & Geology Department, State of Assam.

(ii) Scientist from the Shillong Regional Office of the MoEF&CC;

(iii) A representative not below the rank of District Forest Officer to be appointed by the Principal Chief Secretary, State of Assam;

(iv) Senior officer of the Revenue Department to be nominated by the Principal Secretary/Additional Chief Secretary of the Revenue of the State of Assam.

3. The aforesaid Committee shall start its actual functioning within one week from today and submit a report to this Court within a period of four weeks from today.

4. List after four weeks.

5. We further direct that in the meantime, if the said Committee finds that any of the miners are indulging into illegal mining

activities, without valid permission, the District Mining Officer shall take steps to stop such activities forthwith.

6. As prayed, fresh notice be issued on furnishing of correct address by learned counsel for the applicant(s), returnable on 17.09.2025.

[12] IA Nos. 125603/2025 & 125604/2025:

1. The issue in these applications concerns the illegal mining activities in forests of Ri-Bhoi and Khasi Hills in the State of Meghalaya.

2. Mr. Nalin Kohli, learned senior counsel appearing on behalf of the State of Assam submitted that due to illegal mining activities carried out in the State of Meghalaya, the State of Assam is facing flood like situations, thereby causing hardships to the citizens residing in the plains.

3. The learned counsel appearing on behalf of the State of Meghalaya submits that the reply is already submitted to the CEC. However, the learned Amicus Curiae disputes the position and submits that though specific instructions had been given to the State of Meghalaya, no reply has been filed so far.

4. We, therefore, grant four weeks' time, by way of last chance, to the State of Meghalaya to file its affidavit stating therein what steps are being taken by the State for preventing illegal mining activities in the Khasi Hills.

5. We further clarify that in case we do not find the affidavit filed by the State Government satisfactory, we would be compelled to direct the presence of the Chief Secretary and take such steps as are found appropriate.

6. List on 17th September, 2025.

[13] IA Nos. 110282/2025, 110283/2025, 111437/2025, 111438/2025, 89008/2025, 89010/2025 :

1. **These applications have been filed by the applicants stating therein that though the applications of the applicants for renewal of the mining lease(s) have been considered, but no extension has been granted. It is submitted that in some of the cases, prior to passing of the order dated 09th May, 2024 in WP(C) No. 4677 of 2025, the mining leases have been renewed by paying royalty for a period of 15 years. It is submitted that, however, now a discriminatory treatment is being meted out to the applicants.**

2. **Mr. K.M. Nataraj, learned Additional Solicitor General appearing on behalf of the State of Rajasthan submits that the mining leases are now being extended in view of the order passed by this Court on 09th May, 2024.**

3. ***Vide* the said order, though we have granted liberty to the State to consider and process the applications for grant/renewal of mining leases, including obtaining statutory clearances from various authorities, no final permission shall be granted for mining in Aravali Hills and Ranges as defined in the FSI report dated 25th August, 2010 without permission of this Court.**

4. ***Vide*** **the said order we had also clarified that our order should not be construed as prohibiting the legal mining.**

5. **We, therefore, permit the State Government to file an application before this Court seeking permission to renew/extend the mining leases of such of the applicants whose applications have been found to be in conformity with the relevant provisions and who have also fulfilled all the statutory compliances. Such an application should be filed within a period of two weeks, with an advance copy to the learned Amicus Curiae and learned ASG appearing for the MoEF&CC.**

6. **List on 08th September, 2025.**

[14] Aravali batch – WP (C) No. 4677/1985

1. **In the present matter, taking into consideration that different States, in which the Aravali Hills and Ranges are situated, adopt a different definition for Aravali Hills and Ranges, we had passed an order on 09th May, 2025 to constitute a committee comprising of the following:**

> **i. Secretary, Ministry of Environment, Forest and Climate Change, Government of India.**
>
> **ii. Secretaries of the Department of Forests, Government of National Capital Territory of Delhi and the States of Haryana, Rajasthan and Gujarat.**
>
> **iii. A representative of the Forest Survey of India.**
>
> **iv. A representative of the Central Empowered Committee.**

v. A representative of the Geological Survey of India.

vi. Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, shall be the convenor of the Committee".

2. **The matter was thereafter listed before this Court on 27th May, 2025. On a day prior to the said date, an additional affidavit was filed by the MoEF&CC.**

3. **On the said date, we had also heard the learned ASG appearing for the Union of India. Learned ASG had submitted that the meetings of the Main Committee as well as the Technical Support Committee have been held on a number of occasions. It was also stated that the matter with regard to the preparation of the final report is in the final stages. She further submitted that the final report would be submitted at the earliest.**

4. ***Vide* order dated 27th May, 2025, we had therefore directed the Committee to expedite the process, finalize and submit the report to this Court within a period of two months.**

5. **As such, the period which was granted by this Court *vide* order dated 27th May, 2025 had come to an end on 27th July, 2025. No application for extension of the period was made. Now, an affidavit has been filed dated 05th August, 2025, praying for extension of the stipulated period.**

6. **Ms. Aishwarya Bhati, the learned ASG submits that multiple meetings have been held with the officers of the Geological Survey of India (GSI) and the Survey of India (SOI) to analyze the**

information received from the States and other stakeholders. It is submitted that the geological maps pertaining to Aravali Hills and Ranges obtained from GSI have been analyzed with the help of SOI to understand the profile of the Aravali Hills and Ranges, in terms of elevation, slope, LUCU (Land Use and Land Cover) etc. It is submitted that since the analysis is being done for the whole of Aravali Hills and Ranges, which spreads across four States, the complete analysis of this data requires some more time.

7. **What was contemplated by our order dated 09th May, 2025 was that on account of the different definitions by the different States, different yardsticks are being applied while granting permissions for the mining activities. In some of the States, where the restriction was that the mining could not be permitted beyond 100mt., the hills were permitted to be mined up to the height of 100 mt. from all the four sides, leaving the remaining part as a pillar, which was susceptible to collapse at any point of time. Basically, what is required to be done is to take a policy decision with regard to the definition of Aravali Hills and Ranges.**

8. **Having said that, we do not understand as to why a period of more than two months is required for arriving at a policy decision, which can be taken by the Secretary of the MoEF&CC by taking on board the representatives of all the State Governments. Be that as it may, since a period of only two more months has been sought to finalize and submit the report, we are inclined to grant time by way of last chance.**

9. **If, however, the report and recommendations are not submitted by the next date, the members of the Committee constituted in terms of our order dated 09th May, 2025, would be liable to be proceeded against for having committed Contempt of this Court, inasmuch as, the order dated 27th May, 2025 directing them to submit the final report within a period of two months from 27th May, 2025 has already lapsed. Further, till the said period lapsed on 27th July, 2025, neither an application nor an oral request for extension of the period was made. Only after the matter is listed today, a request has been made for extension of time by way of an additional affidavit.**

10. **We could have taken a serious view of the matter. However, we are not interested in punishing the officers. We are only interested in protecting the precious Aravali Hills and Ranges. We do not want further damage to be caused to the entire Aravali Hills and Ranges, which act as a protector against the disturbances which come from the Northern/North-Western side of the country. If, like at present, uncontrolled mining activities are permitted, it will cause a great threat to the ecology of the nation.**

11. **We, therefore, extend the period for two months, by way of last chance. The time of two months from 05th August, 2025 (the date of filing of the latest additional affidavit), would end on 05th October, 2025. However, we are granting further time till 15th October, 2025, on which date the report and the recommendations of the Committee shall be filed in any case. We clarify that if by**

the said date, the report and the recommendations are not filed, we will be constrained to take action against the members of the Committee for having committed Contempt of this Court.

12. **Needless to state that if it is necessary in order to finalize the report, the Committee may meet regularly on a weekly basis. Needless to also add that with the advancement of technology, the meetings can also be held by video conferencing. Insofar as, the reasoning given that the complete analysis of the data required more time, we are of the view that for analysis, it is not necessary that the members of the Committee themselves work on every aspect of the matter. Field work can always be delegated to the officers in field so as to expedite the process. We need not say more.**

13. **We, accordingly, allow the request in terms of the prayer clause 'a' of the additional affidavit filed by MoEF&CC dated 05th August, 2025.**

14. **List after two months.**

[15] Contempt Petition (C) Diary No.34292/2024 with IA No.168256/2024:

List on 08th September, 2025.

[16] IA Nos. 126582/2025, 135736/2025, 136040/2025, 135954/2025, 138810/2025, 138813/2025, 159062/2025, 159063/2025, 173765/2025, 173767/2025:

1. **IA No. 126582/2025 is the report No. 25 of 2025 filed by the CEC. It appears that two applications were filed before the CEC. First one being IA No. 1587/2024 by one Mr. Rajeev Ranjan, through which he has raised objections against the approval of the proposed group housing project on a land situated at Khasra No. 1230/2, Sector B, Pocket-1, Vasant Kunj, New Delhi (hereinafter referred to as the subject land). It is contended before the CEC by the said Rajeev Ranjan, that the subject land is a part of the Morphological Ridge Area. Another application being IA No. 1608/2025 has been filed by Mr. Vivek Gupta, learned Advocate, on behalf of one M/s RR Texknit LLP before the CEC with a prayer that the development plan of the project site for construction of group housing project on the subject land be approved by the CEC.**

2. **On consideration of the submissions made on behalf of Mr. Rajeev Ranjan and M/s RR Texknit LLP, and the documents of the Delhi Development Authority, MCD sanction plan, environment clearance, Delhi Pollution Control Committee clearance, Delhi Urban Art Commission clearance, Airports Authority of India clearance, Directorate of Delhi Fire Service, Delhi Jal Board clearance, BSES Rajdhani Power Limited clearance and the documents of Land Acquisition Collector (South) and the report of the Forest Officer, the CEC by a report dated 14th May, 2025 has recommended thus:**

"a) As per the extant norms/rules, the M/s RR Texknit LLP shall deposit 5% of the sanctioned project cost with the Ridge Management Board Fund and which, under the close supervision and direction of the Ridge Management Board, shall be used by the Delhi Forest Department for tree plantation, conservation and development of the Delhi Ridge.

b) All the conditions laid down by various statutory authorities, especially the conditions imposed by the MoEFCC, while granting the Environmental clearance shall be strictly adhered to.

c) No felling of trees shall be allowed, and M/s RR Texknit LLP shall ensure protection of all 23 trees standing on the 'subject land'.

d) The periphery of the 'subject land' is around 385 meters in length. There shall be green fencing all around the periphery, and around 250 trees of indigenous species shall be planted alongside it in two rows at a spacing of 3 meters by 3 meters. Similarly, another 250 trees of indigenous species shall be planted along with internal roads that will be constructed.

e) Adequate provision for water for birds, squirrels, etc. which are so ubiquitous on the subject land shall be made.

f) M/s RR Texknit LLP must undertake a thorough anyalysis and corresponding remedial measures with respect to the waste management, availability of portable water, rainwater harvesting, and energy conservation, for the proposed Group Housing Project.

g) Quarterly compliance report of all the conditions that may be imposed by this Hon'ble Court shall be submitted by M/s RR Texknit to the CEC through the online portal maintained by the CEC for the same.

(https://cedindia.in/auth/login)

h) Any other condition that this Hon'ble Court may impose."

3. **It is further to be noted that IA Nos. 159062/2025 & 159063/2025 have been filed in the present proceedings by M/s RR Texknit LLP praying that the recommendations of the CEC be accepted, whereas IA Nos. 136040/2025 & 135736/2025 have been filed in the present proceedings by Mr. Rajeev Ranjan praying for rejection of the recommendations contained in the CEC report.**

4. **We have heard the learned Amicus Curiae, Mr. Siddharth Bhatnagar, learned senior counsel for M/s RR Texknit LLP and Mr. Shoeb Alam, learned senior counsel for Mr. Rajeev Ranjan.**

5. **Mr. Bhatnagar submitted that M/s RR Texknit LLP i.e., the project proponent has all the NOC clearances right from 1987. However, on account of the objections raised by the RWA the project could not be started. He further submitted that as a matter of fact, the Contempt filed before the High Court alleging the felling of the trees has itself been rejected by the High Court.**

6. **As against this, Mr. Alam submits that the project proponent and the Builder have been found guilty of creating fabricated documents and felling the trees. He submits that recommendation for lodging the FIRs has also been made.**

7. **We do not propose to go into the rival contentions inasmuch as the CEC, after examination of all the material on record, has made its recommendations. While making the recommendations it has taken**

into consideration the clearances/NOCs granted by various authorities. It has also considered the report of the Forest Department. Not only that, while recommending to grant permission to the project proponent to develop the land, it has also imposed stringent conditions.

8. **Insofar as the allegations of Mr. Alam with regard to felling of trees are concerned, it will be relevant to note the orders passed by the learned Single Judge of the High Court dated 06th December, 2024, in CM APPL. No. 52907/2024 and CM APPL. No. 52908/2024 in Cont. CAS (C) No.1149 of 2022:**

> **"7. These are applications seeking directions to the Deputy Conservator of Forest to conduct an inspection *qua* removal and felling of trees in Khasra No. 1230/2 measuring 6 bighas and 7 biswa.**
>
> **8. As per the report of the DCF (South), in paragraph 6 it is stated that there were a total number of 23 trees present at the site, out of which 19 trees are healthy, 1 tree has fallen, which was rehabilitated, and 3 number of trees have dried out.**
>
> **9. The number of healthy trees as recorded in the order dated 04.10.2024 remains the same.**
>
> **10. Mr. Ahluwalia, learned counsel, on instructions, states that the owner of the property shall ensure that all 19 trees are kept healthy and alive and the 1 rehabilitated tree shall be kept in good condition.**
>
> **11. In view of the above, the applications are disposed of in the aforesaid terms."**

9. **Mr. Bhatnagar, however, submits that an application for recall of the said order has been filed. It is further submitted that in**

the said proceedings also, the DFO had stood by its stand that there has been no illegal felling of the trees and one of the report is on account of a confusion created during inspection of the site.

10. **Be that as it may, since the applicant is having valid permissions from all the competent authorities and since the CEC has also found that the permission to go ahead with the project can be granted on imposing certain stringent conditions, we see no reason not to accept the recommendations of the CEC. In the event, it is found that the project proponent has committed a crime with regard to felling of trees, the law would take its own course. Further, a criminal also cannot be prohibited to use his property in the manner he desires, subject to obtaining requisite permissions from the competent authorities.**

11. **In that view of the matter, IA Nos. 159062/2025 & 159063/2025 stand allowed subject to the project proponent scrupulously following all the conditions as stipulated in the report of the CEC. Consequently, IA Nos. 135736/2025, 136040/2025, 135954/2025, 173765/2025, 173767/2025 are dismissed. IA Nos. 138810/2025 & 133813/2025 stand disposed of.**

[29] IA Nos. 85124/2023, 85332/2023, 60136/2024, 60352/2024:

1. Learned ASG has placed on record the Office Memorandum F.No.WL-6/57/2025-WL, MoEF&CC (Wildlife Division), dated 25th July, 2025.

2. The Office Memorandum states that the proposal of the State of Assam for alteration of boundary of Pobitra Wildlife Sanctuary by exclusion of 470.67 ha and inclusion of 564.83 ha in District Morigaon was considered in the 84th Meeting of the Standing Committee of National Board for Wild Life, held on 26th June, 2025.

3. The OM further states that the Standing Committee has found it necessary to have a site inspection and has appointed a Committee of the following officers for conducting the site inspection:

1. **Dr. R. Sukumar, Member NBWL as Chairman**
2. **Representative from State Forest Department as Member.**
3. **Representative from Wildlife Institute of India as Member.**
4. **DIG Regional Office Shillong as Member convenor.**

4. Since there is progress in the matter, we direct the matter to be listed after eight weeks.

REST OF THE APPLICATIONS/MATTERS:

List on 17.09.2025.

(POOJA SHARMA)	(NARENDRA PRASAD)	(ANJU KAPOOR)
AR-CUM-PS	DEPUTY REGISTRAR	ASSISTANT REGISTRAR

(*OM dated 25.07.2025 is annexed with the ROP)

CENTRAL EMPOWERED COMMITTEE

(CONSTITUTED BY THE HON'BLE SUPREME COURT OF INDIA)

III Floor, Chanakya Bhawan, Chanakyapuri, New Delhi – 21, Tel: 2161 0612, 2161 0613
Email cecindia202@gmail.com, Website: www.cecindia.in

F. No: 1-19/CEC/SC/2025-Pt. (73) **Dated: 14th May 2025**

To

The Registrar
Supreme Court of India
New Delhi-110001
(Attn: PIL Section)

SUB: CEC REPORT NO. 25 OF 2025 – REPORT OF THE CENTRAL EMPOWERED COMMITTEE ON APPLICATION NO. 1587 OF 2024 FILED BEFORE IT BY SHRI RAJEEV RANJAN AND APPLICATION NO. 1608 OF 2025 FILED BY M/s. RR TEXKNIT LLP, REGARDING CONSTRUCTION OF GROUP HOUSING PROJECT AT KHASRA NO. 1230/2, SECTOR-B, POCKET-1, VASANT KUNJ FALLING IN THE MORPHOLOGICAL RIDGE OF DELHI.

Sir,

The CEC Report No. 25 of 2025 filed in W.P.(C) 202 of 1995 of the Central Empowered Committee on the above subject is enclosed (Four copies). It is requested that the Report may please be placed before the Hon'ble Court for kind consideration.

Yours faithfully

(Siddhanta Das)
Chairman

Copy to:

1. Mr. Harish N. Salve, Sr. Advocate & Amicus Curiae.
2. Mr. A.D.N. Rao, Sr. Advocate & Amicus Curiae.
3. Mr. Siddhartha Choudhary, Advocate & Learned Amicus Curiae
4. Mr. K. Parameshwar, Advocate & Amicus Curiae
5. The Secretary, MoEF&CC, New Delhi
6. The Chief Secretary, Government of NCT of Delhi, New Delhi
7. The Principal Chief Conservator of Forests, GNCTD, New Delhi
8. Standing Counsel for NCT of Delhi
9. Standing Counsel for the MoEF&CC
10. Applicants / Respondents in Application Nos. 1587 of 2024 and 1608 of 2025
11. All Members of CEC

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CENTRAL EMPOWERED COMMITTEE

REPORT No. 25 of 2025

IN

Application No. 1587 OF 2024
(Filed by Shri Rajeev Ranjan)

AND

Application No. 1608 of 2025
(Filed by M/s. RR Textknit LLP)

IN

W.P. (C) No. 202 of 1995

Dated: 14th May 2025

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CENTRAL EMPOWERED COMMITTEE

REPORT OF THE CENTRAL EMPOWERED COMMITTEE ON APPLICATION NO. 1587 OF 2024 FILED BEFORE IT BY SHRI RAJEEV RANJAN AND APPLICATION NO. 1608 OF 2025 FILED BY M/s. RR TEXKNIT LLP, REGARDING CONSTRUCTION OF GROUP HOUSING PROJECT AT KHASRA NO. 1230/2, SECTOR-B, POCKET-1, VASANT KUNJ FALLING IN THE MORPHOLOGICAL RIDGE OF DELHI.

BACKGROUND

In this Report, the CEC has dealt with two Applications which are related to a single project, i.e., a Group Housing Project on Privately Owned Land bearing Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, New Delhi, hereinafter referred to as ‘subject land’.

2. The Application Number 1587 of 2024 has been filed by Shri Rajiv Ranjan through which he has raised objections against the approval of the proposed Group Housing Project on ‘subject land’, on the ground that the proposed land is falling within the Morphological Ridge Area and thus, no construction may be allowed on the proposed land. The Applicant has relied on the E-Vanlekh Map to show that part of the proposed land falls under the Morphological Ridge (South Central Area).

A copy of the Application No. 1587 of 2024 is enclosed as **ANNEXURE R-1** to this Report.

3. The Applicant, Shri Rajiv Ranjan has stated in this application that the proposed Housing Site falls in Notified South Central Ridge of the Aravalli Morphological Ridge Area and will impact on the Aravalli Ridge's Stability, therefore the Applicant prayed for cancellation of proposed multi-storied Group Housing Project situated at 'subject land' being part of Morphological Ridge.

4. The other Application Number 1608 of 2025 has been filed by Shri Vivek Gupta, Advocate on behalf of M/s RR Texknit LLP with the prayer that the development plan of the project site for construction of Group Housing Project on 'subject land' be approved by the Hon'ble Central Empowered Committee and may be recommended to the Hon'ble Supreme Court for its kind approval. The Applicant in this application has contested the fact that the said land, which is the subject matter of both the Application, lies in a Morphological ridge. A copy of the Application No. 1608 of 2025 filed is enclosed as **ANNEXURE R-2** to this Report.

5. This Report is being filed after taking meetings with the Applicants of both applications and all stakeholders like DDA, MCD, Forest Department of the GNCTD, and the MoEFCC, followed by a site visit on 03.01.2025 and after perusing the relevant records.

DETAILS OF THE PROJECT

6. As per the records submitted during the meetings convened by the CEC, the Delhi Development Authority (DDA) as a part of large-scale acquisition, planning, development and disposal, prepared a scheme in 1987 in the name of SFS Housing Vasant Kunj Residential Scheme for Planned Development of the area including the 'subject land'. A copy of the Map of Layout Plan of the approved scheme of 1987 is enclosed as **ANNEXURE R-3** to this report.

The DDA initiated steps to acquire a large chunk of land to construct four-storied walk-up housing. The proposal of the DDA was approved. The DDA constructed the SFS Housing Project all around the 'subject land' as per the Layout Plan by leaving out the 'subject land' as it could not be acquired. The DDA initiated further steps to acquire the 'subject land' from 23.08.1989 onwards, but didn't succeed. The area of 'subject land' was thus de-notified vide Notification dated 20.08.1996 from the acquisition of land. As the rest of the project was taken up by

DDA as per its plan, the ‘subject land’ is surrounded by multi-storied residential houses.

7. The then owners of the ‘subject land’, Rakesh Mahajan and others, submitted an Application on 23.08.2007 seeking sanction of a Layout Plan for the construction of a Group Housing Complex on it. However, the Standing Committee of the MCD rejected the application on 17.11.2008. The rejection was based on the ground that the DDA had declined to issue a No Objection Certificate (NOC) for the proposed construction, as it was in the process of acquiring the ‘subject land’ for developing multi-storied group housing under its SFS Group Housing Scheme, 1987.

8. The owners of the ‘subject land’ filed Appeal No. 24/ATMCD/2009 on 27.01.2009 before the Appellate Tribunal, MCD, challenging the rejection of their request for sanction of the Layout Plan by the MCD. The Tribunal, through its order dated 06.05.2010, allowed the appeal and directed the Standing Committee of the MCD to consider the sanctioning of the Layout Plan for the proposed Group Housing Society on the ‘subject land’. However, this order was challenged before the Learned District Judge. Based on an affidavit submitted by the Vice-Chairman of DDA, the case was sent back to the Tribunal. In the affidavit, the DDA stated that a notification under Section 4 of the Land

Acquisition Act would be issued within two months, and the land would be acquired for the planned development of a residential colony. However, despite its stated intentions, the DDA failed to acquire the 'subject land'.

9. The DDA then challenged the owners' claim again before the Learned District Judge, but later on submitted an affidavit to the court, admitting that it would not be possible for them to acquire the 'subject land' and clarifying that the MCD could consider the Layout Plan submitted by the owners, provided it complied with the Master Plan for Delhi (MPD)-2021. Accordingly, on 16.07.2016, the Learned District Judge directed the MCD to reconsider the Layout Plan in accordance with MPD-2021, the applicable Development Control Norms, and the Zonal Development Plan. Under both MPD-2001 and MPD-2021, the subject land seemed to be eligible for Group Housing development.

10. The then owners of the 'subject land' then submitted a proposal for construction of the Group Housing Project, which was considered as per the regulation for enabling the planned development of Privately Owned Land notified vide Notification dated 04.07.2018. The proposal was then considered and approved by the Screening Committee of the erstwhile South Delhi Municipal Corporation (SDMC) in its 368th Meeting held on 22.04.2019. The said approval was further affirmed in its 370th

Meeting dated 17.06.2019. A copy of the relevant part of the Minutes of the Meetings held on 22.04.2019 and 17.06.2019 is enclosed as **ANNEXURE R-4 (Colly)** to this report.

11. The proposal for applicability of development norms on the 'subject land' was placed before the 11th Technical Committee Meeting held on 23.12.2019 vide Item No. 47/TC/2019, wherein the said proposal was approved with the following observations: -

> *'The proposal was presented by Addl. Commissioner-III with (PLG). The members were informed that incorporation of the said private land in the already approved layout plan was approved in the 368th Screening Committee held on 22.04.2019.*
>
> *Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point wise and the following was clarified.*
>
> *1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.*
>
> *2. The said plot u/r is part of existing integrated layout plan.*
>
> *3. The same has already been clarified in point no.1.*
>
> *4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.*
>
> *5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.*

6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.

It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines. Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.

A copy of the Minutes of the 11th Technical Committee meeting held on 23.12.2019 is enclosed as **ANNEXURE R-5** to this Report.

12. The proposal for Group Housing on the 'subject land' was approved by various statutory departments, and NOCs were also issued from the concerned departments with respect to the said Group Housing Project as follows:

a. **Delhi Development Authority (DDA):**

i. Approval by 368th Screening Committee in its meeting dated 22.04.2019 of the proposal for incorporation of Privately owned land, Khasra No. 1230/2 in the approved layout plan of area for SFS Housing at Sector-B, Pocket-1, Vasant Kunj, New Delhi in view of 'The Regulations for enabling Planned Development of Privately Owned Land'.

ii. Approval by the 11th Technical Committee in its meeting dated 23.12.2019 of the proposal for the applicability of development norms. The said Technical Committee further clarified that the said pocket under consideration is part of the integrated layout plan of Housing, and the plot under reference forms an integral part of the pocket.

b. **MCD Sanction Plan:**

The Municipal Corporation of Delhi (MCD) vide Sanction Letter bearing File No. 10118122 dated 13.05.2024 granted sanction on 22.03.2024 to erect/de-erect/add to/alteration in the building to carry out the development relating to Plot No. 1230/2, Sector-B. Pocket-1, Vasant Kunj, New Delhi, part of the Revenue Estate of Village Mehrauli, New Delhi. The MCD has granted sanction for the proposed layout plan of the said Group Housing Project. A copy of the Sanction Letter of MCD dated 13.05.2024 with respect to the proposed Group Housing Project is enclosed as **ANNEXURE R-6** to this report.

c. **Environmental Clearance (EC):**

The Environmental Clearance has been granted for the construction of Group Housing at Khasra No. 1230/2, Sector-B, Pocket-1, Vasnat Kunj, Part of Revenue Estate of Village Mehrauli, New Delhi by M/s RR Texknit LLP. The MoEFCC, Govt. of India vide Letter dated 13.01.2025 granted Environmental Clearance to the proposed project of M/s RR TEXKNIT LLP. A copy of the Environmental Clearance (EC) granted for the said project is enclosed as **ANNEXURE R-7** to this Report.

d. **Delhi Pollution Control Committee (DPCC):**

The proposal for grant of Environmental Clearance (EC) for 'Group housing' at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi by M/s RR Texknit LLP was approved and recommended by the State Level Expert Appraisal Committee (SEAC) vide File No. DPCC/SEIAA-IV/P2/C-489/DL/2024. A copy of the Environmental Clearance (EC) granted regarding the proposed Group Housing Project is enclosed as **ANNEXURE R-8** to this Report.

e. **Delhi Urban Art Commission (DUAC):**

The Delhi Urban Art Commission (DUAC) has approved the Building Plans proposal in respect of Residential Group Housing at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj (Part of Revenue Estate of Village Mehrauli) vide Letter No. 55(78)/2024-DUAC dated 19.02.2024. A copy of the Approval Letter of the said Group housing Project by Delhi Urban Art Commission is enclosed as **ANNEXURE R-9** to this Report.

f. **Airports Authority of India (AAI):**

The Airports Authority of India has approved the said project and granted it's No Objection Certificate (NOC) for Height Clearance dated 25.10.2023. The AAI has no objection to the construction of proposed structures at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi. A copy of the NOC for Height Clearance dated

25.10.2023 granted by the Airports Authority of India is enclosed as **ANNEXURE R-10** to this Report.

g. **Directorate of Delhi Fire Service:**

The Directorate of Delhi Fire Service has approved and given its NOC bearing No. F/6DFS/MS/BP/2024/41 dated 15.02.2024 regarding construction of the proposed buildings and project from a fire safety point of view in Residential Group Housing Project at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi (Part of Revenue Estate of Village Mehrauli). A copy of the NOC dated 15.02.2024 granted by the Directorate of Delhi Fire Service is enclosed as **ANNEXURE R-11** to this Report.

h. **Delhi Jal Board (DJB):**

The competent authority of the Delhi Jal Board has approved the NOC bearing No. DJB/EE(M)-45/2024/520 dated 01.02.2024 for Water and Sewer Connection for Construction of Residential Group Housing on Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi. A copy of the NOC dated 01.02.2024 granted by the Delhi Jal Board for Water and Sewer Connections is enclosed as **ANNEXURE R-12** to this report.

i. **BSES Rajdhani Power Limited:**

The BSES Rajdhani Power Limited has granted the technical feasibility for assurance of power supply for Residential purposes at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi. A copy of the Clearance Letter dated 13.12.2023 issued by BSES Rajdhani

Power Limited is enclosed as **ANNEXURE R-13** to this Report.

j. **Land Acquisition Collector (South):**

With respect to Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi, the Land Acquisition Collector (South) vide Letter dated 22.02.2024 has confirmed the fact that the said land is free from any kind of acquisition. A copy of the Letter of the Land Acquisition Collector (South) dated 22.02.2024 is enclosed as **ANNEXURE R-14** to this report.

All the relevant details & specifications of the project are at para 5 (reference- page 92 of this Report) of the Environmental Clearance (EC) granted for the said project.

13. A total of 23 trees are present at the site, out of which 19 are healthy and upright, 01 is a rehabilitated fallen tree, and 03 are dried out. The proposed project does not envisage felling/ translocation of any tree. The list of trees along with the report of Deputy Conservator of Forests, South Delhi Division, dated 06.12.2024, is enclosed as **ANNEXURE R-15** to this Report.

STATUS OF THE SUBJECT LAND VIS-À-VIS MORPHOLOGICAL RANGE

14. The Forest Department of GNCTD has a portal https://evanlekh.eforest.delhi.gov.in/moroho.html where the Google Earth map of the entire area classified as 'Morphological Ridge' is available. A screenshot is as follows:



In this, the yellow-coloured portion represents the 'Morphological Ridge'. Upon overlaying the KML of the 'subject land', it was observed that almost 80% of it falls in the 'Morphological Area'. A screenshot from

the GNCTD portal depicting the ‘Morphological Ridge' and the map showing the overlaid project area is as follows:



Hence, out of the total 5353 square meters of the ‘subject land’, an area of 4553 square meters falls in the Morphological Ridge Area.

15. M/s RR Texknit LLP contends that the ‘subject land’ does not fall within the Morphological Ridge Area, nor does it exhibit any qualifying characteristics. The land is neither notified as Forest, Protected Forest, Ridge, nor recorded as 'Gair Mumkin Pahar' in Revenue Records; rather, it is classified as 'Residential' and forms part of an approved

Integrated Layout Plan by the DDA. It is not part of a Regional Park under the MPD-2021 or Zone F Zonal Plan, nor does it contain water bodies or qualify as government land. The site is levelled, lacks rocky terrain, and does not support wildlife or biodiversity typically associated with ridge areas. However, the CEC is of the considered opinion that as of the date, use of the E-vanlekh portal (https://evanlekh.eforest.delhi.gov.in/moroho.html) of the Forest Department of GNCTD is the only objective way to decide if any land falls within the 'Morphological Area' or not. As per this, the majority of the 'subject land' falls within the 'Morphological Area'. Hence, the submission of Shri Rajiv Ranjan, the Applicant of Application No. 1587 of 2024, that the 'subject land' falls within the Morphological Ridge Area is correct.

However, the Committee conducted a site visit on 3.01.2025 and observed that the 'subject land' is flat land, surrounded by the residential houses of DDA.

LEGAL AND JUDICIAL PRECEDENTS ON MORPHOLOGICAL RIDGE

16. The Morphological Ridge has been defined as an area outside the Notified Forest/Ridge Land but having similar Morphological

Features of the Ridge. The concept of Morphological Ridge has been strengthened by various judicial precedents, which are as follows:

I. Order of Hon'ble High Court of Delhi, New Delhi dated 30.11.2011 in W.P. (c) No. 3339 of 2011 (Ashok Kumar Tanwar Vs. Union of India & Ors.)

The Hon'ble High Court disposed of the said petition by observing as follows:

> *"4. It is clear from the aforesaid that the area in question is given the character of a 'Geological Ridge' though falling outside the Notified Forest Ridge Land.* ***Even in respect of such a land, clearance from the Ridge Management Board or the Hon'ble Supreme Court through the Central Empowered Committed is to be obtained before carrying out any construction. Such permission is a pre-requisite in view of the directions of the Supreme Court.*** *……."*

II. Order of this Hon'ble Court dated 29.06.2016 in Civil Appeal No. 5370 & 5371 of 2016 (Delhi Development Authority Vs. Kenneth Builders and Developers Pvt. Ltd. & Ors.)

> *"This Hon'ble Court accepts the view of the CEC* ***that the proposed construction of buildings can be undertaken only after obtaining clearance from the Ridge Management Board and permission of this Hon'ble Court."***

III. Order dated 08.02.2023 of this Hon'ble Court in I.A. No. 191635 of 2022 in W.P. (C) No. 202 of 1995

This Hon'ble Supreme Court considered the said application concerning the CEC Report No. 31 of 2022 in Application No.1559/2022 filed by the Directorate of Revenue Intelligence, Ministry of Finance, Government of India 16 seeking permission of this Court for diversion of 6,200 sq. mtrs of Morphological Ridge Area situated at Plot No.11B, Vasant Kunj, New Delhi for construction of office building for the Directorate of Revenue Intelligence Headquarters, New Delhi. The Hon'ble Supreme Court observed that there was no exact demarcation/identification of the areas of extended ridge, which are not notified but have similar morphological features; hence, the Hon'ble court directed the MoEFCC to appoint a Committee in this regard. The relevant extracts are reproduced below:

> *"11. While considering the said I.A., one important aspect has been brought to our notice.*
>
> *12. It is pointed out that apart from the notified area of ridge, which is a protected area, there are other areas falling outside the demarcated notified ridge which also have similar 'morphological features' of ridge.*
>
> *13. The High Court of Delhi vide order dated 30.11.2011 in Writ Petition No.3339/2011 (Ashok Tanwar v. Union of India) and this Court in Delhi Development Authority v. Kenneth Builders and Developers Pvt. Ltd. and Others [(2016) 14 SCC 561] has held that land falling outside the demarcation of notified ridge but*

having similar 'morphological features' of ridge should be given same protection as is given to the notified areas and no construction should be permitted thereon. It cannot be doubted that the ridge in Delhi acts as a lung, which supplies oxygen to the citizens of Delhi. The necessity to protect the ridge, therefore, cannot be undermined.

14. It appears that there has been some difficulty in identifying the areas of ridge, which are not notified but also have the same features.

15. We, therefore, find it appropriate that the Ministry of Environment, Forest and Climate Change (MoEFCC), appoints a committee consisting of the following officials/ officers, to work out the modalities for identifying the said area which has similar 'morphological features' as that of a notified ridge and which needs to be protected as a notified ridge: -

i) A senior officer of the MoEFCC, not below the rank of Joint Secretary.
ii) A representative of the Forest Department of the NCT of Delhi.
iii) A representative of the Geological Survey of India.
iv) A nominee of the Ridge Management Board
v) A representative of the DDA.

16. The representative of the MoEFCC shall be the Chairperson-cum Convenor of the said Committee."

……..

"18. We further direct that until further orders, the DDA shall not allot any land in the areas

which are under consideration for being notified as a protected area."

Thus, vide order dated 08.02.2023, the Hon'ble Supreme Court directed the MoEFCC to constitute a committee for exactly identifying the areas having similar 'morphological features' as that of the notified ridge. The process is yet to be completed.

iv. Order of this Hon'ble Court dated in IA No.117930 of 2024 in Contempt Petition (Civil) Diary No. 21171 of 2024 in W.P.(C) No. 4677 of 1985:

This Hon'ble Court has on 16.05.2024 *inter alia* passed the following order:

"5. We, therefore, restrain the Ridge Management Board from clearing the project proposals for the diversion of the ridge forests without seeking permission from this Court."

17. Hence, in the extant matter, as the 'subject land' mostly falls in the 'Morphological Ridge Area', construction of the Group Housing Project can be undertaken only with the permission of this Hon'ble Court. In view of the aforesaid facts and contentions of the parties, the CEC referred the matter to the Ridge Management Board vide letter dated 25.02.2025. The Ridge Management Board has informed the CEC vide

their letter dated 24.03.2025 that as the Hon'ble Supreme Court has restrained the Board from clearing the Project proposals for diversion of Ridge Forests without seeking permission of the Hon'ble Supreme Court, it is not possible for RMB to give its views on the proposed project. The copies of all these letters are enclosed as **ANNEXURE R-16 (Colly)** to this Report.

RECOMMENDATIONS

18. Based on the submissions made above and after considering that the project has all statutory and other necessary approvals from the competent authorities for construction of a Group Housing Project on the 'subject land' owned by M/s RR Texknit LLP, and that part of the 'subject land', though not part of the notified Ridge Forest Area land but is falling in morphological Ridge Area, it is recommended that *"this Hon'ble Court may consider permitting M/s RR Texknit LLP for use of 4553 sq.mt. (0.4553 ha) of the 'subject land' without felling of any tree for the construction of Group Housing Project"* subject to the following conditions :

a) As per the extant norms/rules, the M/s RR Texknit LLP shall deposit 5% of the sanctioned project cost with the Ridge Management Board Fund and which, under the close supervision and direction of the Ridge Management Board, shall be used by the Delhi Forest Department for tree plantation, conservation and development of the Delhi Ridge,

b) All the conditions laid down by various statutory authorities, especially the conditions imposed by the MoEFCC, while granting the Environmental Clearance shall be strictly adhered to.

c) No felling of tree shall be allowed, and M/s RR Texknit shall ensure protection of all 23 trees standing on the 'subject land'.

d) The periphery of the 'subject land' is around 385 meters in length. There shall be green fencing all around the periphery, and around 250 trees of indigenous species shall be planted alongside it in two rows at a spacing of 3 meters by 3 meters. Similarly, another 250 trees of indigenous species shall be planted along the internal roads that will be constructed.

e) Adequate provision for water for birds, squirrels, etc, which are so ubiquitous on the subject land shall be made.

f) M/s RR Texknit LLP must undertake a thorough analysis and corresponding remedial measures with respect to the waste management, availability of potable water, rainwater harvesting, and energy conservation, for the proposed Group Housing Project.

g) Quarterly compliance report of all the conditions that may be imposed by this Hon'ble Court shall be submitted by M/s RR Texknit LLP to the CEC through the online portal maintained by the CEC for the same. (https://cecindia.in/auth/login)

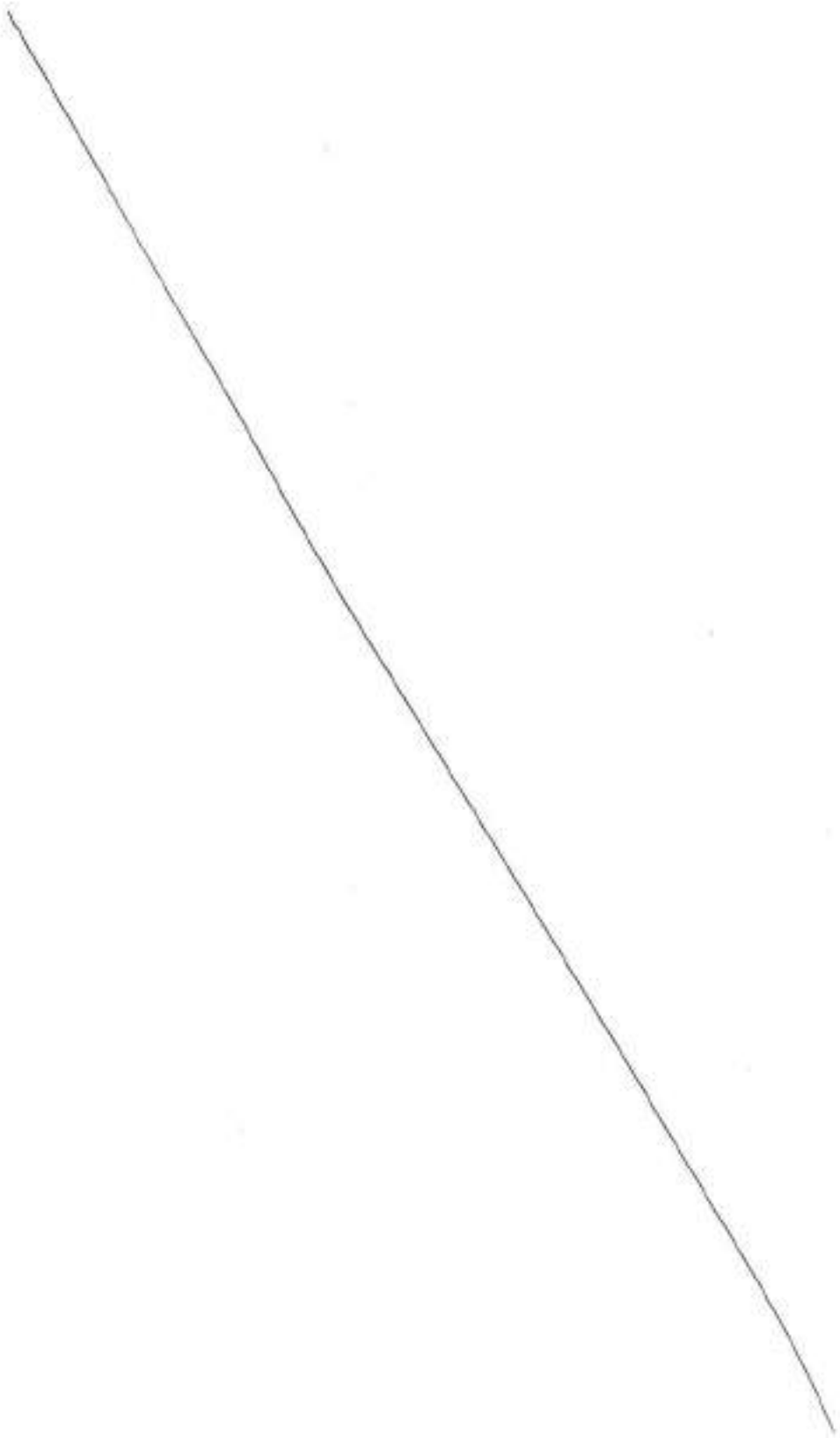
h) Any other condition that this Hon'ble Court may impose.

This Report is being submitted with the approval of the Chairman and all Members of the CEC and for the kind consideration of this Hon'ble Court.

(Siddhanta Das)
Chairman

Dated: 14.05.2025

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APPLICATION No. 1587/2024

ANNEXURE R-1

Rajeev Ranjan
1314, B-1,
Vasant Kunj
New Delhi-70
14.10.2024

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To

The Chairman
Central Empowered Committee (Constituted by the Hon'ble Supreme Court of India)
Chanakya Bhawan
Chanakya Puri, New Delhi - 110021

Subject: Approval given by MCD and DDA to construct a high-rise Private Luxury Group Housing Project situated at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj by M/s R R Texknit LLP in South Central Morphological Ridge area of Vasant Kunj Sector B, New Delhi

Sir

1. This is to bring to your notice that a high-rise luxury group housing project situated at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj has been bought for consideration of Environmental Clearance to Ministry of Environment, Forest & Climate Change (MoEFCC) (category B project sent from SEAC/SEIAA Delhi). **The said project in Sector-B Pocket-1, Vasant Kunj is situated in morphological ridge (South Central Area) and to the best of our knowledge, the said project does not have the approval of both Ridge Management Board (RMB)and the Supreme Court mandated Central Empowered Committee (CEC).**

2. An approval of a high-rise private group housing project of this magnitude would signal a gold-rush for creating luxury high rise structures in Delhi's Ridge and morphological ridge areas by private entities throwing due process to the wind. **We pray for urgent intervention of MoEFCC to requisition the details in front of them and to cancel the same project.**

3. The proposed project proponent in their various applications have:
    a) Suppressed the fact of the luxury high rise group housing project being in the morphological ridge area in the Environmental Clearance proposal submitted to SEIAA/SEAC and now even in EDS/ADS replies given to MoEFCC.

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Picture1: E-Vanlekh map from Delhi Forest Dept. website; the proposed Site is marked: it is in morphological ridge area: Site marked in red. (Source:https://evanlekh.eforest.delhi.gov.in/moroho.html)

b) suppressed the fact in various NOC applications that the proposed luxury high-rise group housing project is **about 700 meters from Sanjay Van Forest**, and has no clearance from National Wild Life Board (NWLB) or the Environmental Clearance application has not included a species-level impact analysis of what the multi-year construction project schedule would have on the ecological system in the area.



Picture: Distance of high-rise group housing project and *Sanjay Van*Forest:0.7 km

c) Suppressed the fact in various applications for NOC that the proposed group housing luxury building project is adjacent to a revived water body: a DDA maintained pond.

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Picture: Pond area and site of proposed project in Google Maps.



Picture: The B-1 Vasant Kunj Pond area. A DDA success story of a revived water body.

4. **Court judgements/orders on Morphological ridge construction projects:** This proposed group housing project in Sector-B, Pocket-1, Vasant Kunj as can be seen later in this prayer in E-Vanlekh database of Forest Department Delhi and survey maps of Geo Spatial Delhi Limited (GSDL) falls in the morphological ridge area which enjoys same protection as the Ridge as per various court rulings as given below: -

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S. No.	Court case details	Relevant portion
1	Delhi High Court: WP(C) 3339/2011 titled *Ashok Kumar Tanwar Vs. Union of India & Ors.* Vide orders dated 30.11.2011	*"It is clear from the aforesaid that the area in question is given the character of a* ***'Geological Ridge'*** *though falling outside the Notified Forest Ridge Land.* ***Even in respect of such a land, clearance from the Ridge Management Board or the Hon'ble Supreme Court through the Central Empowered Committed is to be obtained before carrying out any construction.*** *Such permission is a pre-requisite in view of the directions of the Supreme Court."* (emphasis added)
2	*Supreme Court: DRI HQ (Directorate of Revenue Intelligence HQ) In Vasant Kunj Sector C case, T.N. Godavarman Thirumulpad vs UoI and Ors and Ors. (Orders dated 08.02.2023). (DRI HQ Vasant Kunj is also in the same south Central morphological ridge area as Sector B Pocket 1 Vasant Kunj)*	*"Vice Chairman, DDA shall deposit in RMB Fund 5% of Rs.9,00,15,837/- (cost of land paid by DRI to DDA) as* ***penalty for allotment of land Morphological Ridge without obtaining prior approval of this Hon'ble Court. ... This Hon'ble Court may consider directing the Delhi Development Authority not to allot in future*** *any land to any agency situated in the notified Ridge* ***and Morphological Ridge*** *without the prior approval of this Hon'ble Court ....* ***land falling outside the demarcation of notified ridge but having similar 'morphological features' of ridge should be given same protection as is given to the notified areas and no construction should be permitted thereon.*** *It cannot be doubted that the ridge in Delhi acts as a lung, which supplies oxygen to the citizens of Delhi. The necessity to protect the ridge, therefore, cannot be undermined." (emphasis added)*
3	*Supreme Court: Delhi Development Authority v. Kenneth Builders and Developers and Ors., Civil Appeal No. 5370 of 2016 with Civil Appeal No. 5371 of 2016*	*The CEC held that any non-forestry use of land falling in the Ridge was only permitted after clearance by the Ridge Management Board, and that the* ***present land did indeed fall in the "extended ridge area". The decision in W.P. (C) No. 3339 of 2011, decided 30th November 2011, required the clearance of the Ridge Management Board for development projects on land outside the notified Ridge Area, but possessing morphological features conforming to the Ridge.*** *The Respondents' application to DPCC for "consent to establish" was denied in the absence of the ridge demarcation report (not provided by DDA) and forest clearance.*

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		In light of the denial of permission to construct on the disputed land, the fact that Respondents had taken all steps to commence the required construction and ***that neither party had contemplated the requirements that made performance impracticable, the Court held the contract to be frustrated under Section 56, Indian Contract Act, 1872.*** *It mentioned in passing the dictum in Satyabrata v. Mugneeram Bangur and Co, (1954) S.C.R. 310, whereby impossibility was not merely literal or physical impossibility, but Impracticability and uselessness of action for the object and purpose envisaged by parties ot the time of formation of contract.*

5. The builder without getting Environmental Clearance currently under consideration at MoEFCC **(UID No. PE252681-C-03, Proposal SIA/DL/INFRA2/481309/2024)** has done tree felling for which a case has been filed in the High Court of Delhi vide **CM APPL. 52907/2024 & CM APPL. 52908/2024; CONT.CASE (C) 1149/2022)** and **Interlocutory Application (IA) No. 52908/2024. The case is presently sub judice.** The Hon'ble Judge has been apprised of the said site being in morphological ridge area. Furthermore, environmental violations in respect of the said project has been bought before National Green Tribunal **(Principal Bench, Delhi) via Original Application (OA) No. 1171/2024 & IA No. 456/2024). The matter is presently sub judice.**

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6. As may be recalled, aDDA group housing project proposal was rejected by RMB in 2021 in Masoodpur Sector-B (Vasant Kunj, New Delhi)due to it being in south Central ridge: this private high rise group housing project is also in the same Sector B.[1]

Picture: Meeting minute of the RMB (highlight added)

10. Agenda 10: Construction of 40 three BHK and 60 two BHK houses at Masoodpur Sector-B, Vasant Kunj by DDA

(UA: DDA)

The proposal for construction of 40 three BHK and 60 two BHK houses on design and build basis adjoining to community hall at Masoodpur Sector-B, Vasant Kunj by DDA was placed before the Board. The land use of the project site is earmarked for Residential Development as per Delhi Master Plan 2021. The total plot area proposed for construction is 0.6 Ha. There are 128 no. of trees standing in the area out which 16 no. of trees are proposed to be felled and 09 nos. of trees are proposed to be transplanted. The proposed construction area is falling within South-Central Ridge.

It was stated that the User Agency has earmarked land measuring 12 Ha. (DDA land) opposite Vasant Square mall within which land for CA will be handed over. UA has also applied for permission under FCA, 1980 for diversion of forest land for non-forestry purposes.

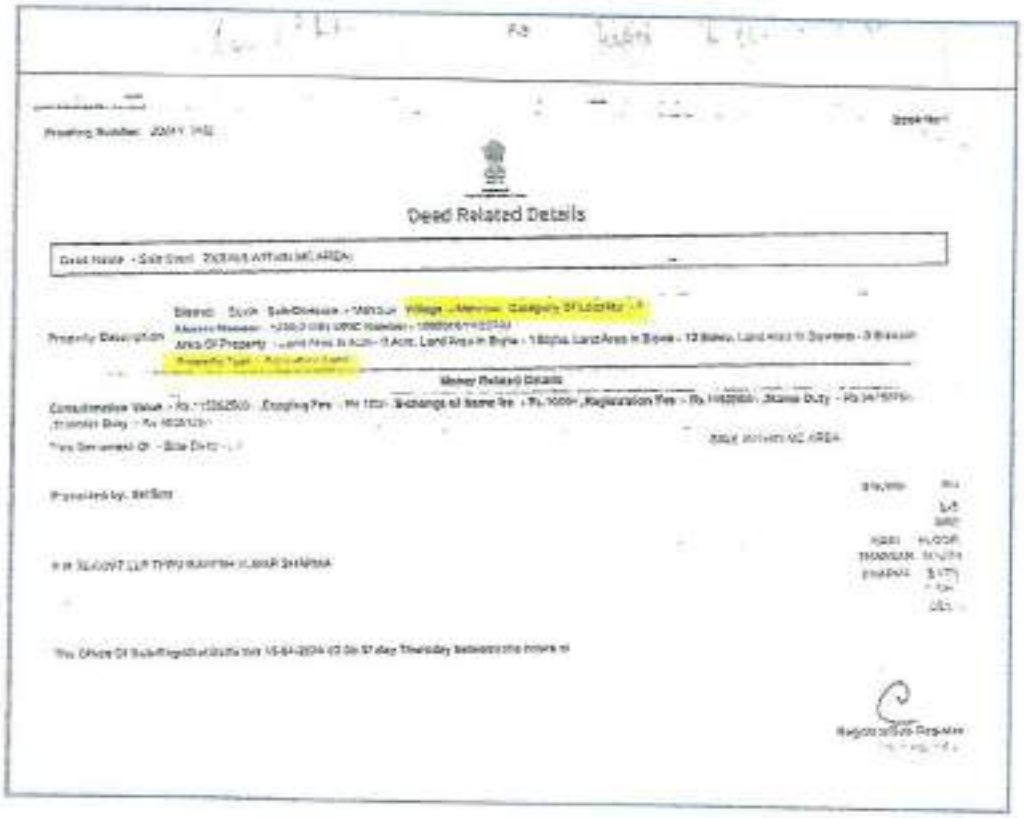
In view of the fact that MoEF&CC has imposed a generic ban on development of housing projects in Forest areas and as such projects are not site specific, the User Agency may be asked to explore the possibility of the same with outside Ridge Reserve Forest.

[1]Source: Minutes of meeting held on 05-03-2021 by Ridge Management Board https://forest.delhi.gov.in/sites/default/files/generic_multiple_files/10._mom_05.03.2021_0.pdf

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7. The current owners/builders of the proposed high rise building project purchased land in question from previous owners with land use cited in sale deed as **"Agricultural"** while in representations elsewhere to DDA and MCD have claimed it being assigned for **"residential"** use. Below picture is from the sale deed with Property type as "Agriculture" highlighted.

Picture: Snapshot from sale deed showing property ownership which changed hands in April 2024 as "Agriculture Land" (highlight added)



Deed Related Details

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Picture: Zoomed out picture from E-Vanlekh website's morphological ridge map of south-Central ridge, showing proposed luxury high rised group housing project by private builder.



Picture: Site for proposed high rise luxury group housing project by private builder is in morphological ridge area of South-Central ridge, map from Geo Spatial Data Limited website (GSDL) with Ridge filter set on right side panel of the webpage.

Picture: Cover page of the proposed project proponent's project Environmental Clearance application showing site layout

UID No. PE252681-C-03

Form I, Form 1 A Conceptual Plan & Environment Management Report
For
"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



Cost of Project - Rs. 145.0 Crores
Category - B, Activity 8(a), Sector - 38
Total Plot Area - 5353.61 m²
Built- Up Area - 25,650.0 m²

Monitoring Season : 03.06.2024 - 08.06.2024
Laboratory Assigned: Perfect Researchers Pvt Ltd
Type of project - Greenfield Project
Report Prepared for: EC Appraisal
Site Address -
Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Part of Revenue Estate of Village Mehrauli, New Delhi

Project Proponent

Name - Rakesh Kumar Sharma
Address- E-5, 3rd Floor, South Extension Part-2, New Delhi-110049
Authorized Signatory- Rakesh Kumar Sharma
Mobile No.- 9811040491
Email- [redacted]

Environmental Consultant

Perfect Enviro Solutions Pvt. Ltd. (PESPL)

NABET Registered List of Accredited Consultant Organizations NABET EIA 2225 RA 0284 (Rev 01) & valid upto 26 November 2025

Registered Address - 5th Floor, Sector 3, Rohini, New Delhi- 110085
Email- [redacted]
Website- [redacted]
Phone- [redacted]

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Picture: Multiple trees felled illegally at project site in morphological ridge area without RMB/CEC/ECClearances (case in Delhi HC)





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Picture: Proposed group housing project site has started pre construction activities including illegal tree felling without RMB/CEC approval or even Environmental Clearance approval

Before (June 2022) After : September 2024(no CEC/RMBapprovals/EC)



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8. The proposed luxury housing site falls in the notified South-Central Delhi Ridge of the Aravalli morphological ridge area as demarcated in the Delhi Forest Department's GIS map (E-Vaniekh of Delhi Department of Forest and Wildlife). The construction of a Luxury building project with 2 towers with a height of 33.25m and a third tower of 16.75 m will be likely to impact the Aravalli ridge's stability. It will have 3 level basements in each of the towers (7052 sq. m built-up), which amounts to mining in the Aravalli ridge area. Also, as per the geotechnical survey submitted by the builder in Environmental Clearance application, there is no mention of metamorphic/quartzite outcrop. When achieving a depth for 3 basements it needs to be ascertained whether any rare rock outcrop is lost due to destruction of a section of the South-Central Ridge leading to destabilization of the adjoining built-up area. According to the Supreme Court Bench order of 2nd May 2024, MOEFCC is to constitute a committee to arrive at a common and uniform definition of the Aravalli hills and ranges. Till then no mining or any construction that digs, which amounts to mining, can be undertaken. The said Luxury project is not for common good such as the Delhi Metro running through the Aravalli; instead, it is for private consumption.

9. In view of the above, we pray for your urgent intervention and consider cancellation of the proposed multi-storied private luxury group housing project situated at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, which falls in the Morphological Ridge

Yours sincerely,

(Rajeev Ranjan) & other residents of B-1,
Vasant Kunj
Contact: 9811578878

Encls: Appendix 1 – DDA Technical/Screening Committee Meeting in 2019-2020

Appendix 2 – Municipal Corporation of Delhi sanction of said building plan in May 2024

Appendix 3 – Sale deed executed by the previous owners to the currents owners, who have initiated Environmental Clearance proposal. It may be observed that the said plot of land has been sold as "Agriculture Land" wherein high rise multi-storied residential apartments have been sanctioned by the DDA/MCD. In case the land use has been changed by DDA/MCD, it is mandated by law that sale deeds are executed on the basis of circle rate applicable to Vasant Kunj **(Residential circle rate/Category 'C')** and not as per circle rate applicable to agriculture land, as done in this case. This aspect needs to be looked into.

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Appendices:

1. Appendix 1: DDA Technical Screening Committee meeting minutes in 2019-2020 where it can be seen that DDA did not consider the aspect about the plot being in a morphological ridge area.
2. Appendix 2: Municipal Corporation of Delhi (MCD) sanction of the building plan in May 2024.
3. Appendix 3: The Sale Deed executed by the previous owners of the plot to current owner who has initiated the Environmental Clearance in MoEF & CC (sold with land use type as: Agricultural" in a massively under-valued sale consideration given the prevailing circle rate of the area).

Appendix 1: DDA Technical Screening Committee meeting minutes in 2019-2020 where it can be seen that DDA did not consider the aspect about the plot being in a morphological ridge area.



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi - 110002

F.3(134)/2019/MP/ 25 Date: 10.01.2020

Subject: Minutes of the 119Technical Committee meeting of DDA for the year 2019 held on 23.12.2019

The 119Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of VC, DDA on 23.12.2019. The [illegible] Please find enclosed herewith a copy of the minutes of the same for [illegible] in this regard.

Rajesh Kumar Jain
Director (Dev.) Master Plan

To

1. [illegible]
2. Executive Member, DDA
3. [illegible]
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47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan

Note	Discussion / Recommendations
land in the approved layout plan of [illegible] Housing at Sector [illegible] Part - I Vasind, Kung in case of the negotiations for enabling the planned development of privately owned land notified as [illegible]	was approved in the [illegible] Screening Committee held on [illegible] Further Chief Engineer, Building SDMC, has been asked the [illegible] to [illegible] regarding decision taken in the Screening Committee. The issues raised by Addl. [illegible] and the following [illegible]

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[redacted]

ANNEXURE 1

List of participants of 13th meeting for the year 2019 of Technical Committee on 23.12.2019

DELHI DEVELOPMENT AUTHORITY

1. [redacted]
2. [redacted]
3. [redacted]
4. [redacted]
5. [redacted]
6. [redacted]
7. [redacted]
8. [redacted]
9. [redacted]
10. [redacted]

OTHER ORGANIZATIONS

1. [redacted]
2. [redacted]
3. [redacted]
4. [redacted]
5. [redacted]
6. [redacted]

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LATE ON TABLE

ITEM No. 47/TC/2019

Subject: Applicability of Development Control Norms with reference to privately owned land in the approved layout plan of SFS Housing at Sector -B Pkt-I Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4th July 2016

1.0 BACKGROUND

1.1

1.2

2.0 EXAMINATION

2.1

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2.2 The decision of the Screening Committee was conveyed to Chief Engineer (Bldg.) HQ vide letter No. F.No.ACA-I/SZ/HUPW/DDA/2019(4)/SCM/SDMC/D-02 dated 16.09.2019 for taking further necessary action by South Delhi Municipal Corporation.

2.3 The Chief Engineer (Bldg.) SDMC forwarded this file on the subject seeking clarification regarding decision taken in the Screening Committee. The clarifications sought by SDMC is as follows -

1) *It has been mentioned in the letter dated 16.09.2019 of DDA that the privately land under reference shall not be bounded by physical barrier. Being group housing project, the EWS & Community Services may also be part of Group Housing, therefore, it may be clarified by DDA that how this can be achieved without permanent physical barrier with the surrounding DDA Flats.*

2) *In the letter of DDA, it has been mentioned that the entire pocket B-1 qualifies for the Group Housing. However, it has not been clarified whether this individual plot under reference qualifies for Group Housing or not and whether it can be treated as an independent plot of Group Housing or no.*

3) *The plot under reference abuts the road which is 10.66 meter wide while as per MPD-2021, the minimum road width requirement for group housing is 18 meters. This needs clarification/relaxation from DDA. Moreover, the density of the Group Housing may be taken as per MPD-2021 or MPD-2001, has not been mentioned in the letter of DDA.*

4) *The plot under reference is part of the approved comprehensive scheme of DDA for pocket B-1, however, DDA has not provided the modified layout plan of the area. As per Private Land Policy dated 04.07.2018 the agency who has prepared the Layout Plan shall amend its existing layout plan. As such, DDA may be requested to provide a copy of the modified Layout plan of the area showing the boundaries and dimensions etc. of the plot under reference.*

5) *As far as height of the building is concerned, in this regard para 5.5 of the Development Control Norms of private Land Policy read as Under:*

"Land parcels falling within the already approved or developed schemes of DDA / L&B/other government bodies shall be in conformity with the surrounding development, irrespective of applicable developed control norms. The development of such land will governed by the surrounding and the development control norms of the surrounding development, subject to availability of required infrastructure services, maintaining the planned development around the land parcel."

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(vi) The issue is regarding location, configuration, dimension etc. to be taken up from Revenue Deptt. In this context it is clarified that as per Para-3 of Minutes of Meeting dated 15.01.2019 issued by Director (Plg.)NP documents pertaining to ownership etc. may be got verified by the local body from Revenue Deptt. GNCTD. After examination the same shall be forwarded to DDA for further necessary action for preparation of layout plans, alteration and addition etc.

3.0 **PROPOSAL:**

3.1 The issue regarding location, configuration, dimension etc. to be dealt by the DDA. The verification of ownership documents from the Revenue Deptt. is to be dealt by local bodies.

3.2 The matter regarding applicability of Development Control Norms and Height in this matter as per the Para 5.5 of the Regulations for enabling planned development of the privately owned land is placed before the Technical Committee for its deliberation.

4.0 **RECOMMENDATION:**

The proposal contained in Para-3 above is placed for consideration of Technical Committee.

Addl. Commissioner (Plg.)-III

Dy. Director (Plg.)
Zone-F&H (part)

Asstt. Dir. (Plg.)
Zone-F&H (part)

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Appendix 2

Municipal Corporation of Delhi (MCD) sanction of the building plan in May 2024

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FORM- B-1

(Chapter 2, Para 2.3)

GRANT OF SANCTION

NAME OF THE SANCTIONING AUTHORITY MUNICIPAL CORPORATION OF DELHI

Building Department (HQ) / HQ Zone

File No. 10118122 Dated: 13/05/2024

To,

Mr. Lalit Jain and Lalit Jain HUF through its Karta Mr Lalit Jain ,Mr. Pradeep Jain HUF through its Karta Mr Pradeep Jain,Mrs. Pramukhta Jain Pradeep Jain Neelam Jain Kunal Mahajan ,Mr. Rakesh Mahajan HUF through its Karta Mr Kunal Mahajan ,Mrs. Nalini Mahajan Through Its GPA Mr Kunal Mahajan all through their SPA Mr Rohit Sejwal
Kh. No. 1230/2 Sector -B pocket -1 Vasant kunj New Delhi.,Kh. No. 1230/2 Sector -B Pocket -1 Vasant kunj New Delhi.,Kh.no. 1230/2 Sector -b Pocket -1 Vasant Kunj New Delhi.,Kh. No. 1230/2 Sector -B Pocket -1 Vasant kunj New Delhi,Kh. No. 1230/2 Sector -B Pocket-1 Vasant kunj New Delhi
New Delhi

GRANT OF SANCTION

Sub: Sanction Under Clause 336 of Delhi Municipal Corporation Act, 1957

Dear Sir/Madam,

With reference to your application dated **09/02/2024** for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot no. **1230/2**,Pocket no. _____, Block no. **Sector B**,Sector no. _____, Situated in/ at **Kh.No.1230/2 Sec - B Pkt- 1 Vasant kunj New Delhi Part of Revenue Estate of Vill Mehrauli New Delhi.**. I have to state that the same has been sanctioned on **22/03/2024** by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 12 day of month May year 2029.

2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.

3. Violation of building bye-laws will not be compounded.

4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remains unnoticed the SOUTH DELHI MUNICIPAL CORPORATION reserves the right to amend the plans as and when the infringement comes to its notice and SOUTH DELHI MUNICIPAL CORPORATION will stand indemnified against any claim on this account.

5. The party shall not occupy or permit it to occupy the building or use permit the building or part there of affected by any such work until occupancy certificate is issued by the sanctioning Authority.

6. SOUTH DELHI MUNICIPAL CORPORATION will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the SOUTH DELHI MUNICIPAL CORPORATION may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.

7. The door and window leaves shall be fixed in such a way that they shall not when open project on any street.

8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.

9. The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules and as per the requirement of Delhi Vidut Board from the voltage lines running on any side of the site.

10. The land left open on consequences of their enforcement of the set back rule shall form part of the public street.

11. The thickness of outer walls will be maintained at least 0.23 mt. (9").

12. The basic levels should be got ascertained from the concerned at the site of the construction.

13. The owner will display boards of minimum size of 3 ft. X 4ft. indicating the following

i. Plot No. and location

.....

ii. Name of lessee/owner

.....

iii. Use of the property as per lease deed

.....

iv. Date of sanction of Building Plan with No.

.....

v. Sanction valid up to

.....

vi. Use of different floors and areas sanctioned

.....

vii. Name of the Architect & his address

.....

viii. Name of the contractor and his address

.....

14. The provision of the display board on the construction site is a mandatory requirement and non-compliance of the same will invite a penalty of Rs. 5000/-.

15. It will be ensured that the construction / demolition work shall be carried out in such a manner that no disturbance/nuisance is caused to residents of the neighborhood.

16. It will be ensured by the owner and the Architect that during the construction the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Annexure XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt.

17. Intimation of Completion of work up to Plinth Level, Plinth Level Inspection and the issue of Plinth level Inspection shall be done as per procedures laid down in the Chapter 2 of these bye-laws

18. The building shall be constructed strictly in accordance with the sanction plan as well as in accordance with the

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Bye-Laws, and the structural Design including safety from any natural hazards duly incorporated in the design of the building as per the Government Of India Notification issued time to time and Annexure VII of theses Bye Laws.

19. The mulba during the construction will be removed on weekly basis. If the same is not done, in that case the local body shall remove the mulba and the cost shall be borne by the owner of the plot.

20. During construction, it is mandatory on the part of the owner to properly screen the construction site of the main road by means of erecting a screen wall not less than 8 ft. in height from ground level which is to be painted to avoid unpleasant look from the road side. In addition to this a net or some other protective material shall be hoisted at the facades or the building to ensure that any falling material remains within the protected area.

21. Noise related activities will not be taken up for construction at night after 10.00 PM.

22 (i) Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.

(ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.

(iii) The construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

(iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

(v) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

(vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

(vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and construction debris relatable to dust emission.

(viii) It shall be the responsibility of every builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.

(ix) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.

(x) Compulsory use of wet jet in grinding and stone cutting.

(xi) Wind breaking walls around construction site.

(xii) All efforts to be made to increase the tree cover area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.

(xiii) All the builders who are building commercial, residential complexes which are covered under the EIA Notification of 2006 shall provide green belt around the building that they construct.

23. The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/ Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.

24. No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural

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structural codes.

25. The sanction will be void ab initio if any material fact has been suppressed or mis-represented of if auxiliary conditions mentioned above are not complied.

Plot No. 1230/2 Pkt No. .....
Block No. Sector B Sector No. .....
Situated in/at. Kh.No.1230/2 Sec - B Pkt- 1 Vasant kunj New Delhi Part of Revenue Estate of Vill Mehrauli New Delhi.
Delhi.

Note: - Given below is the Remark provided by concern sanctioning authority:-

"This Online sanction of building plan has been accorded based on the Documents / E-Undertaking / Plans / Details uploaded by the Architect / Owner and NOC / approvals issued by all other Agencies. The genuineness/correctness of the uploaded documents lies with the owner/architect. The MCD will not be held responsible for any dispute that arises in future. If, any discrepancy/misrepresentation/fraudulent statement in contravention of UBBL-2016, MPD-2021, ZDP/NBC Code and NOC/Approval of other Agencies are found/noticed at any stage, in that case, the MCD shall be at liberty to take action as per law against the Owner / Architect / Engineer.
1. NOC has been issued by DFS vide letter No. F6/DFS/MS/BP/2024/41 DATED 15.02.2024.
2. NOC has been issued by DUAC vide letter No. OL-13022455078 DATED 19.02.2024.
3. NOC has been issued by AAI vide letter No. AAI/RHQ/NR/ATM/NOC/2023/744/3056-59 DATED 25.10.2023 VALID UPTO 24.10.2031.
4. NOC has been issued by DELHI JAL BOARD VIDE DJB/EE(M)-45/2024/520 dated 01.02.2024.
5. The Applicant will deploy Anti-Smog Gun at the site during construction as per office order No. South D.M.C./Addl.Cm.(Engg.)/2020/25 dated 20/02/2020, in compliance of directions issued by the Hon'ble Supreme Court of India in WP (C) No. 13029/1985 (M.C. Mehta V/s Union of India & Others).
6. All conditions mentioned in the above NOCs / Approvals of other agencies shall be adhered to during and after construction.
7. The Unified Building Bye Laws-2016 (Amended up to date) and Green Building Norms, as per Chapter-16 of UBBL-2016 (as applicable), be adhered to during construction.
8. The Building proponent will get his project registered on DPCC (Delhi Pollution Control Committee) portal.
9. If any Tree is required to be cut/fell down the prior approval of Competent Authority is to be obtained.
10. The Environment clearance shall be obtained before undertaking the construction work.
11. The applicant/architect has availed the FAR on gross area of plot, he will hand-over the land to road widening agency during the course of construction and before applying for occupancy-cum-completion certificate
12. The owner will obtain CC before occupying the building.
13. (i) The applicant will not provide any physical barrier and remove the boundary wall as per the condition imposed by the Technical Committee of DDA.
(ii) That the condition of Screening Committee held on 22.04.2019 and clarification/observation of 11th Technical Committee for the year 2019 held on 23.12.2019 shall be adhered to in true letter and spirit.
14. All the conditions mentioned in the sanctioned note shall be adhered to during and after construction.
15. The non-compliance may lead to the revocation of the Building Plan.
"

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Encl: One set on sanctioned plan

Yours Faithfully
Assistant Engineer (Building)
HQ /HQ Zone(digital signature)
For Commisioner MCD

Copy to: (1) E.E. (B)South Zone
(2) AA & C (HQ/HQ Zone)

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Appendix 3

The Sale Deed executed by the previous owners of the plot to current owner who has initiated the Environmental Clearance in MoEF & CC (sold with land use type as: Agricultural" in a massively under-valued sale consideration given the prevailing circle rate of the area).

(A soft copy of sale deeds submitted vide our email dated 14.10.2024)

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF FORESTS & WILDLIFE
2ND FLOOR, A-BLOCK, VIKAS BHAWAN, I.P. ESTATE, NEW DELHI-02

F. No.11(26)/PA/DCF/95/Vol. X/Part6/ 12548-50 **Date: 12th March 2021**

MINUTES OF THE MEETING OF RIDGE MANAGEMENT BOARD HELD ON 05.03.2021AT 3:00PM UNDER THE CHAIRMANSHIP OF CHIEF SECRETARY, DELHI & CHAIRMAN, RMB

The meeting of Ridge Management Board was held on 5th March 2021, Friday at 3:00 PM under the chairmanship of Chief Secretary cum Chairman RMB via Video Conferencing. The list of attendees is attached.

At the outset, the PCCF & Member Secretary, RMB welcomed all the Board members and informed everyone about the newly constituted Ridge Management Board.

Thereafter each agenda was discussed by the Board and decisions were taken as listed below:

1. **Agenda Item 1: Construction of Indian Institute of Foreign Trade's proposed campus at Maidangarhi village**

(UA: Indian Institute of Foreign Trade)

The Member Secretary, RMB briefed the members that the said proposal is for construction of campus of India Institute of Foreign Trade at Maidangarhi village over an area of 22558.59 sqm, out of which 4677.58 sqm area is falling inside Morphological Ridge. The proposed construction majorly involves development of Hostel Block, Swimming Pool, Warden Block, Auditorium Block, Admin and Academic Block. There are a total of 11 trees in the entire plot area out which 7 nos of trees are proposed to be felled. The proposed land use of Morphological Ridge area is detailed below:

S.No.	Proposed construction	Area (in sqm)
1.	Road development	573.97
2.	HT Panel and Meter Room	30.41
3.	Guard Room	17.13
	Total MR area to be used	**621.51**
The User Agency agreed that remaining Morphological Ridge area will not be put to any construction use and will remain as green area and No trees will be felled in this area.		

Keeping in view that the User Agency has minimized the use of Morphological Ridge area, the Board decided to recommend the proposal to CEC subject to the following conditions:

i. The User Agency shall deposit 5% of the project cost to RMB fund on the lines of conditions imposed by Hon'ble Supreme Court of India in WP (C) 202/1995 titled T. N. Godavarman Thirumulpad Vs Union of India & Ors. for management of ridge.

ii. The User Agency shall obtain necessary permission for tree felling as per provisions under Delhi (Preservation) of Trees Act, 1994.

2. Agenda Item 2: Construction of World Class Skill Centre and Delhi Skill University at village Jaunapur, South Delhi

(UA: Department of Training and Technical Education)

The Board was informed that the proposal is for construction of World Class Skill Centre and Delhi Skill University at Jaunapur by Department of Training and Technical Education over an area of 15.02 Ha. The proposed construction involves development of Academic Block, Admin Block, Hostel facilities, Workshop and recreational facilities. The entire area for proposed construction is falling within Southern Ridge as detailed below:

	Area (Part-A)	Area (Part-B)
No. of trees	17	24
Project Site	8.905 Ha.	5.348 Ha.

In the meeting of RMB held on 08.03.2019, the Board had recommended that the said proposal may be considered for recommendation to CEC subject to following conditions:

i. The User Agency shall obtain necessary permission for diversion of forest area for non-forestry purposes as per provisions under Forest (Conservation) Act, 1980.

ii. The User Agency shall make arrangement for mutation of an equivalent Non-Forest land in favor of Forest Department in lieu of diversion of Forest area under Forest (Conservation) Act, 1980.

It was stated that in compliance of the direction of the Board, the User Agency has identified non-forest land in Issapur and Ghalibpur villages in lieu of diversion of Forest area under FCA, 1980; a joint survey of the land has been conducted and it has been found suitable for carrying out Compensatory Afforestation. Hence, the Board decided to recommend the proposal to CEC subject to the following conditions:

i. The User Agency shall obtain necessary permission for diversion of forest area for non-forestry purposes as per provisions under Forest (Conservation) Act, 1980.

ii. The User Agency shall mutate the Non-Forest land parcels identified at Issapur and Ghalibpur villages in favor of Forest Department in lieu of diversion of Forest area under Forest (Conservation) Act, 1980.

3. **Agenda Item 3: Proposal of SDMC seeking permission for use of Bhatti mines for dumping of inert material**

(UA: South Delhi Municipal Corporation)

The Member Secretary briefed the Board that South Delhi Municipal Corporation has sought permission of the RMB for usage of Bhatti mines for dumping of inert material generated after bio-remediation of 03 landfill sites in Delhi. Each of the Municipal bodies has one landfill site each under their respective jurisdictions which are not fully compliant with the provisions of Solid Waste Management Rules, 2016. The Hon'ble NGT in OA No. 519/2019 has directed the municipal bodies to stop dumping of fresh garbage in the existing landfill sites and the orders have to be complied within one year.

It was informed that the possibility for use for abandoned mining pits (No. 2, 6, 10 & 12) for developing solid waste management facilities was placed before the Ridge Management Board earlier and was declined by the Board in its meeting held on 10.07.2007. All the pits are having dense vegetation cover.

Keeping in view the issue of increased solid waste generation in urban cities, the Board decided to constitute a committee under the chairmanship of CCF –cum-Chief Wildlife Warden and having members from Wildlife Institute of India, South MCD and Director (Env), Govt. of NCT of Delhi to ascertain the factual details regarding the inertness of the legacy waste, the effect on wildlife and ecology of the Sanctuary, long term consequences of the activity, etc. The Committee shall then present its findings before the Board within one month of its constitution and shall advise the RMB in this regard.

4. **Agenda Item 4: Construction of new lab complex at IUAC**

(UA:Inter University Accelerator Centre)

The members were informed that IUAC (previously Nuclear Science Centre) was allotted an area of 25 acres (1,00,800 sqm) of land within the campus of Jawaharlal University, New Campus for establishment of NSC in the year 2002. It is proposed to construct Facility 1: Geochronology project of Ministry of Earth Science and Facility 2: ISRO project-Deptt. of Space. The area for proposed construction is 1295 sqm and 1610 sqm for both the projects respectively, involving construction of Ground floor + 05 storeys for both the facilities. An area of 29378 sqm is already under construction in the campus. The proposed construction area falls within Morphological Ridge and construction involves felling of 19 nos. of trees.

The Board was apprised that Central Empowered Committee while considering the previous matters pertaining to JNU campus had reiterated that the Environment Task Force of JNU should demarcate the 369 acres of green area within their campus and submit the same to Forest Department for notification as

Protected Forest. However, no such demarcation has been conducted by JNU and repeated proposals are being received for construction within the JNU campus.

In view of the directions of CEC, the Board decided that Ministry of Education (earlier MHRD) and JNU should take up the matter for demarcation of the Green Area and ensure that the demarcation should be completed within a period of one month and the Board should be informed of the same. Accordingly, the agenda was deferred.

5. **Agenda Item 5: Construction of School of Planning and Architecture**

(UA: School of Planning and Architecture)

The proposal for construction of new campus of School of Planning and Architecture at Vasant Kunj over an area of 8 hectares was placed before the Board. The proposal involves the construction of academic block, admin block, auditorium block, hostel blocks, mess block, staff residence etc. There are 2495 nos. of trees standing at the site, out of which 875 nos. of trees are proposed to be cut.

The proposed project site is falling within the boundary of Morphological Ridge(entirely), a part i.e. 0.46 Ha. of the site is falling within Notified forest (1994) also. As the project involves 2495 trees over and area of 8 Ha., the area falls under the category of Deemed Forest. The User Agency has been allotted 8 ha. non forest land in Dhulsiras village, Dwarka, Pocket-5 for the purpose of carrying out Compensatory Afforestation.

As the project is for development of a new educational institution which will benefit the people at large, the Board recommended the proposal to CEC subject to following conditions:

i. The User Agency shall obtain necessary permission for diversion of forest area for non-forestry purposes as per provisions under Forest (Conservation) Act, 1980.

ii. The User Agency shall mutate the Non-Forest land parcel identified at Dhulsiras village, Dwarka, Pocket-5 in favor of Forest Department in lieu of diversion of Forest area under Forest (Conservation) Act, 1980.

iii. The User Agency shall modify its construction plan and leave out the area falling in Notified Forest (i.e. 0.46 Ha.). This area will not be put to any use and shall be excluded from the boundary of the plot.

6. **Agenda Item 6: Construction of Storage cum Residential Complex at Army Group Insurance Fund, AGI Bhawan, RTR Marg, Vasant Vihar, Delhi**

(UA: Army Group Insurance Fund)

The Member Secretary briefed that the instant proposal is for construction of storage cum residential complex at Army Group Insurance Fund, AGI Bhawan, RTR marg, Vasant Vihar, Delhi at Survey No. 219 over an area of 0.17 ha. (0.42 acres) and involves felling of 26 nos. of trees.

The construction involves 02 nos. Basement of 270 sqmtrs each for storage facilities, 02 nos. Dwelling units and Guard room for enhancing security. The land proposed for construction falls within Morphological Ridge area and the User Agency has proposed to carry out Compensatory Plantation at the site after construction.

In view of the fact that the proposal is of strategic national importance, the Board recommended the proposal to CEC subject to the following conditions:

i. The User Agency shall deposit 5% of the project cost to RMB fund on the lines of conditions imposed by Hon'ble Supreme Court of India in WP (C) 202/1995 titled T. N. Godavarman Thirumulpad Vs Union of India & Ors. for management of ridge.

ii. The User Agency shall obtain necessary permission for tree felling as per provisions under Delhi (Preservation) of Trees Act, 1994.

7. Agenda Item 7: Implementation of Delhi – Gurugram – Rewari – Alwar Regional Rapid Transit System (RRTS) Corridor in NCR – Approval for taking RRTS through Aravalli Bio-diversity Park in Underground Section

(UA: National Capital Region Transport Corporation)

It was stated that a proposal has been received from NCRTC for construction of Delhi-Gurugram-Rewari-Alwar corridor of the RRTS. The total length of the corridor is 106 km out of which 70 km is elevated and 36 km is underground. A stretch of 29 km of this corridor (underground) is passing through the NCT of Delhi. The said alignment is passing through Morphological Ridge (3.65 Km) partly through Aravalli Biodiversity Park.

In addition to this, two (02) nos. of ventilation cum Evacuation shafts (100 sqm each) are proposed to be constructed just adjacent to the boundary of the Aravalli Biodiversity Park. This area is also falling within the Morphological Ridge. The representative of the User Agency informed that the location of shafts has been revised as earlier it involved felling of 145 nos. of trees. After revision in the location, no tree is proposed to be felled for the whole alignment.

In view of the fact that the proposal is for development of a public utility and does not involve any tree felling, the Board decided to recommend the proposal to CEC subject to the following condition:

i. The User Agency shall deposit 5% of the project cost to RMB fund on the lines of conditions imposed by Hon'ble Supreme Court of India in WP (C) 202/1995 titled T. N. Godavarman Thirumulpad Vs Union of India & Ors. for management of ridge.

8. Agenda Item 8: Construction of metro line (Aerocity-Tughlakabad corridor) of Delhi MRTS Phase-IV

(UA: Delhi Metro Rail Corporation)

The Board was apprised that DMRC has submitted a proposal for use of forest land for the construction of Metro line, stations and other operational

requirement of Delhi MRTS Ph-IV. The proposed corridor is passing through Mahipalpur (along Mahipalpur-Mehrauli Road), Kishangarh, Chhattarpur, IGNOU, Saket (Mehrauli-Badarpur road) and Anandmayee Marg T Junction. The length of alignment falling under Southern Ridge, South Central Ridge and Morphological Ridge is 2.844 km, 1.491 km and 3.774 km respectively; is detailed below:

Location	Permanent Land requirement (sqm)	Temporary Land Requirement (sqm)	Total land (sqm)	Forest area Type
Mahipalpur	3870	16213	20083	Southern Ridge
Kishangarh	6319	25232	31551	South-Central Ridge
IGNOU	2835	14157	16992	Morphological ridge
Anandmayee Marg	1100	10500	11600	Morphological Ridge
Shaft between Tigri and Anandmayee Marg Junction	200	2000	2200	Southern Ridge
Total	**14324**	**68102**	**82426**	

The details of trees proposed to be felled is tabulated below:

S.No.	Station Name	Temporary Land	Permanent Land	Total
1.	Mahipalpur	108	32	140
2.	Kishangarh	372	100	472
3.	IGNOU	242	104	346
4.	Anandmayee Marg	140	11	151
	Total No. of trees proposed to be felled:			1109

The Board was informed that a petition filed by Dr. P.C. Prasad in the High Court of Delhi was referred to CEC by the Hon'ble High Court of Delhi and CEC is visiting the entire alignment. As the agenda is under consideration of CEC, it was decided to defer the matter.

9. **Agenda Item 9: Construction of Interpretation centre for Visual History of Delhi's Heritage at Mehrauli:**

(UA: Raghu Rai Foundation)

The Board was informed that a proposal has been received from has been received from Sh. Raghu Rai, Padma Shri awardee 1972 for construction of an Interpretation centre for visual history of Delhi in Mehrauli. This centre will be consisting of archive's visible storage, exhibition gallery, lecture hall/ mini auditorium/ black box facility, space for study and research, a library. Total plot area is 762.357 sqm. The area for proposed construction is 424.451 sqm. As reported by the UA, there are 03 nos. of trees standing in the plot area and none of them is proposed to be felled for the proposed construction.

The Board decided that as the entire area is part of South Central Ridge, the User Agency may be asked to provide details of the land proposed for carrying out Compensatory Afforestation in lieu of diversion of the forest land for non-forestry purposes.

10. **Agenda 10: Construction of 40 three BHK and 60 two BHK houses at Masoodpur Sector-B, Vasant Kunj by DDA**

(UA: DDA)

The proposal for construction of 40 three BHK and 60 two BHK houses on design and build basis adjoining to community hall at Masoodpur Sector-B, Vasant Kunj by DDA was placed before the Board. The land use of the project site is earmarked for Residential Development as per Delhi Master Plan 2021. The total plot area proposed for construction is 0.6 Ha. There are 120 no. of trees standing in the area out which 16 no. of trees are proposed to be felled and 09 nos. of trees are proposed to be transplanted. The proposed construction area is falling within South-Central Ridge.

It was stated that the User Agency has earmarked land measuring 12 Ha. (DDA land) opposite Vasant Square mall within which land for CA will be handed over. UA has also applied for permission under FCA, 1980 for diversion of forest land for non-forestry purposes.

In view of the fact that MoEF&CC has imposed a generic ban on development of housing projects in Forest areas and as such projects are not site specific, the User Agency may be asked to explore the possibility of the same with outside Ridge Reserve Forest.

11. **Request for N.O.C. for the layout plan of Comprehensive Management Plan of Mehrauli Archaeological Park**

(UA:DDA)

The Board was informed about the proposal received from DDA for N.O.C. for the layout plan of Comprehensive Management Plan of Mehrauli Archaeological Park. The total area of the site is 75.49 Ha. The management Plan has been formulated as per Hon'ble High Court of Delhi's order dated 17.05.2017. DDA

planned to develop various public amenities in the Park such as Nature Interpretation Centre, Restaurant, Toilets, Shelters, kiosks etc. A general N.O.C. is being sought, DDA will take separate N.O.C. for construction purposes. The total no. of trees in the entire plot area is 719.

As the entire area is falling within South-Central Ridge, the Board desired that a meeting should be conducted by Forest Department with the Sr. Architect of DDA in order to develop a plan showing holistic view of the entire Park, and the development of amenities should be done in an eco-friendly manner and use of concrete should be discouraged.

The Agenda may be placed before the Board in its next meeting along with the requisite details.

12. Agenda Item 12: Prohibition of barbed wire and concertina coil fences and availability of water sources for wild animals in the ridge areas

The Board was informed that protection of ridge areas is a mandate for all the Land Owning Agencies. It has been observed that as part of the protection activities they erect fences which restrict access for humans and animals alike. The existence of sharp edges in the fencing material is dangerous for wild animals, which cannot negotiate through the fence properly and often suffer injuries.

It is, therefore, proposed to advise the land owning/ management agencies in the ridge to avoid use of fencing material with sharp edges, viz., barbed wire and concertina coil, to avoid unintended injuries to wild animals living in the area or passing through it. They may also be required to ensure adequate access to sources of water in the forest area for the wild animals so that these animals are not caused to venture outside the forest in search of water.

The Board agreed to issuing a general advisory in this regard.

13. Agenda Item 13: Construction of Wild Bird Rescue Center, Rajokari

The Board was apprised of the fact that RMB has recommended the proposal for setting up of a (Wild) Bird Rescue facility in the ridge area in Rajokari for consideration of the Central Empowered Committee (CEC) and for the approval of Hon'ble Supreme Court. The proposal was referred to CEC and is presently pending. It is now proposed to change the scope of the rescue facility to include all wild animals and not to restrict it to (wild) birds alone. Accordingly, the facility will cater to wild animals including reptiles, amphibians, birds, and small mammals that are rescued in Delhi and are in need of medical care and temporary shelter till they are fit to be released in the wild or shifted to a facility for long term care.

Ridge Management Board approved the modification/ Change in nomenclature in its previous approval/ recommendation. The same may be communicated to CEC.

14. Agenda Item 14: Creation of separate land management division for forest land survey

(Departmental agenda)

The proposal for creation of a separate land management division for forest land survey forest land survey, demarcation, protection and monitoring stationed at the HQ of the Department of Forests and wildlife headed by DCF (P&M), was placed before the Board.

Given the importance of surveying and mapping of forest land in Delhi Ridge, the proposal of the Department with following financial implications was approved by the Board.

Sl. No.	Name of manpower resource	No	Monthly consolidated remuneration (Rs.)	Total Annual estimate (Rs. in lakhs)	Remarks
1.	Surveyor	4	60,000	28.80	For surveying and mapping of Ridge area. Should be well conversant with CAD and GIS.
2.	Draughtsman	4	60,000	28.80	
3.	Project Associate (Monitoring)	1	40,000	4.80	Should have expertise in monitoring and handling the matters related to different facets of restoration of ridge area, demarcation of ridge forest area, and other relevant works, checking proposals, geo specific information, general analysis of data in view of minimizing use of ridge land for non-forestry purpose, coordination with the various greening agencies, User Agencies, monitoring of change detection analysis etc. with an Annual Extendable Contract up to 5 years. The candidate should

					have a post graduate degree in Arts/ Science/Commerce/ Business administration from a recognized University with 7-10 years of relevant working experience in government Departments.
				62.4	

15. Agenda Item 15: Construction of Boundary wall along Southern Ridge Boundary

It was stated that as Protection of Ridge Forest area is the primary mandate of the Ridge Management Board, it is proposed to construct boundary wall for a length of 29.26 KM along the periphery of the Southern Ridge. The estimates for the same have been prepared by I&FC Department. A provision of Rs. 20 Cr is being made for construction of the Boundary wall for a length of 29.26 KM. This is also in compliance of to the orders of Hon'ble NGT in the matter of Sonya Ghosh V/s GNCT of Delhi.

As the primary responsibility of the Ridge Management Board is to maintain the pristine glory of the Ridge, the proposal of construction of boundary wall for a length of 29.26 Km at the total cost of Rs. 20 Cr was approved by the Board. The Board also suggested that a standard/ uniform design of the boundary wall should be finalized for the entire state of NCT Delhi.

16. Agenda Item 16:Modification in Color Coded Zonal Maps (CCZM) of Forest Department as per directions of Ministry of Housing and Urban Affairs (MoHUA), Govt. of India and DPIIT

The Board was apprised that this issue is regarding construction permits under Ease of Doing Business. As per the directions of MoHUA, the Color Coded Zonal Maps of all the concerned NOC departments were prepared by the respective Departments and were superimposed into one single color coded zonal map by GSDL. As shown in the map, built up/ developed areas such as Nehru Place, Hemkunt Colony, Chirag Enclave, Greater Kailash etc. are falling within the Morphological Ridge area.

Now, MoHUA has desired that Forest Department may exclude all the built up/ developed areas from the Morphological Ridge and submit an amended map accordingly.

Upon deliberations, it was decided that as the mapping of Morphological Ridge has been done by GSI under the directions of Hon'ble High Court of Delhi, the matter is not within the purview of the Board. The MoHUA may be informed accordingly and they may take up the matter with High Court of Delhi.

17. Agenda Item 17: Constitution of response teams in sensitive areas for attending man-animals conflict events

The Member Secretary stated that the ridge area is home to the major wildlife population of Delhi. The Northern, Central and Western Ridges are characterized by the presence of small mammals like Common Mongoose, Small Indian Mongoose, Palm Squirrel, Rufous Tailed Hare, Rhesus Monkey, etc. The area also harbors a variety of reptiles like Common Skink, Monitor Lizard, Garden Lizard, Fan-throated Lizard, Yellow bellied House Gecko, Spectacled Cobra, Common Krait, Wolf Snake, Rat Snake, Common Sandboa, Saw-scaled Viper, etc. Spill over populations of wildlife primarily get involved in man- animal interface situations, most commonly with snakes, nilgai, etc. Wildlife also gets injured when they are in touch with man-made structure in settlements through incidents like electrocution, etc, especially species like monkeys and raptor birds. The forest department does not have a professional animal handling unit in the form of rapid response teams. Presently, the department takes help of NGOs in managing conflict situations, which leads to delays.

Under the above circumstances, and given the importance of responding to man-animal conflict situations, the Department of Forest and Wildlife has proposed establishment of response teams for attending to man animal conflict situations.

It is proposed to establish three teams in the three forest divisions; each team consisting of five professional multi-tasking staff specialized in animal handling especially injured/stranded animals like monkeys, nilgai, snakes etc. The financial implications are given below:

Sl. No.	Name of manpower resource	No.	Monthly consolidated remuneration (Rs.)	Total Annual estimate (Rs. in lakhs)
1	Multi-tasking staff specialized in animal handling	15	25,000	45.00

In view of the fact that Conflict between people and animals is one of the main threats to the continued survival of many species in different parts of the world, and is also a significant threat to local human populations. If solutions to conflicts are not adequate, local support for conservation also declines, the above proposal was approved by the Board.

18. Agenda Item 18: Review of process for Final notification of Forest land under Section 20 of Indian Forest Act, 1927

The Member Secretary placed the progress of final notification of Forest land under Section 20 of Indian Forest Act, 1927 before the Board. He informed that in compliance to the directions of Hon'ble NGT in OA No. 58/2013 titled 'Sonya Ghosh & Ors. Vs. GNCTD', an Oversight Committee has been constitutedunder the Chairmanship of DGF, MoEF&CC, Govt. of India, to oversee the proceedings in this matter. Regular weekly meetings are being taken by PCCF also to review the progress. The following progress has been made:

- **Convened weekly meetings** on 19.02.2021 and 26.02.2021 under chairmanship of PCCF, GNCTD where representative of District Magistrate (South Delhi), District Magistrate (South- East Delhi), representative of District Magistrate (New-Delhi), DCF(S), DCF (W) and DCF (N), SDM (Saket), SDM (Meherauli) and SDM (Kalkaji) were participated. The next weekly meeting is convened on 08.03.2021.
- **Status of tatima proceedings:** As informed by SDM (Saket), SDM (Meherauli) and SDM (Kalkaji) tatima proceedings are currently under process and expected to be completed within 2 weeks.
- **Status of Settlement of Rights:** Under DCF (S) till date there are 50 cases among which 17 are disposed and in 33 cases hearings are under process. There are cases in West Division also which are under process but not yet being disposed off.
- **Encroachment Removal:** As per the details of Forest Department, the total encroachment of Forest Area as on 05.04.2019 was 394.986 Ha. Till date from Southern Ridge total 40.87 Ha area is made encroachment free and 314.03 Ha area is left for removal. Total encroachment left for removal from entire Forest land of the state is 354.116 Ha. Major challenge in encroachment removal is in slum areas of South Delhi which may take considerable time as it is linked with rehabilitation of slum dwellers. The issue has been discussed with DUSIB by SDM (Mehrauli) however response is still awaited.
- **Construction of Boundary Wall:** For securing forest lands the Department of Forest and Wildlife, GNCTD is constructing boundary wall and fencing, the progress of which is as follows:

Boundary wall (in m)	Boundary wall Under construction (in m)	Fencing (in m)	Fencing Under construction (in m)	Wall cum Fencing (in m)	Wall cum Fencing Under construction (in m)
10,175	5,992	3,137	3,529	6,222	530

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- **Declaration of Reserved Forest under Section 20:** Notifications for Asola, Rajpur khurd, Chattarpur, Sahoorpur, Satbari and Saidulajaib villages have been drafted, and sent to the Deputy Commissioner concerned. Draft notifications for Nebsarai, Bhati, Aya Nagar and Jaunapur, Ghitorni, Rangpuri and Rajokari are expected to be completed by next week. In Northern Ridge there is no right settlement issue and the notification for the same is expected to be drafted and shared with revenue department by next week.
- A detailed report in this regard is attached as Annexure-I to the minutes.

After reviewing the progress, the Chairman directed that the work of removal of encroachment, settlement of rights and completion of Tatima should be completed on top priority.

The meeting ended with a vote of thanks to the Chair.

(Ishwar Singh)
PCCF & Member Secretary
Ridge Management Board

Distribution:

1. All RMB members.
2. All representatives of User agencies as per list of participants.
3. Member Secretary, Central Empowered Committee for kind information.

(Ishwar Singh)
PCCF & Member Secretary
Ridge Management Board

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GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF FORESTS & WILDLIFE
A-BLOCK, 2ND FLOOR, VIKAS BHAWAN, IP ESTATE, NEW DELHI 110002

ATTENDANCE SHEET

Meeting of the Ridge Management Board under the Chairmanship of Chief Secretary, GNCTD
Venue: NIC VC Conference Room
Date:05.03.2021
Time: 3:00 PM

S.No.	Name, Department & Designation
1.	Sh. Sanjeev Khirwar, Pr. Secretary (E&F)
2.	Sh. Ishwar Singh, PCCF
3.	Sh. Sandeep Kumar, Secretary (Finance)
4.	Sh. NisheethSaxena, Chief Conservator of Forests & Chief Wildlife Warden
5.	Pr. Commissioner, DDA
6.	Sh. Vipul Pandey, Dy. Conservator of Forests (P&M)
7.	Sh. Gaurav Gulati, Deputy Registrar, IIFT
8.	Sh. R.K. Gupta, Engineer, IIFT
9.	Ms. Nalini Meshram, Assistant Registrar, IIFT
10.	Sh. Srikant Anguru, DGM NBCC For IIFT
11.	Sh. Sunil, Architect For IIFT
12.	Sh. Azimul Haque, Director, Department of Training & Technical Education
13.	Commissioner, SDMC
14.	Prof. A.C. Pandey, Director, IUAC
15.	Dr. S. Chopra, Scientist H
16.	Dr. Subendu Ghosh, Scientist H, IUAC
17.	Er. A.J. Malyadri, IUAC
18.	Er. Harshwardhan, IUAC
19.	Prof. P.S.N. Rao, Director, SPA
20.	Sh. Umakant Agarwal, Registrar, SPA
21.	Dr. Marisha Sharma, Consultant, SPA
22.	Sh. Surinder Kumar Dogra, Asst. Engineer (Civil)
23.	Col. Sanjit Singh, AGIF
24.	Dr. H.R. Yadav, Executive Director, NCRTC
25.	Sh. Rajiv Dhanker, Chief Project Manager, NCRTC
26.	Sh. A.S. Bisht, CPM 5, DMRC
27.	Sh. S.K. Roy, Sr. DGM, DMRC
28.	Sh. Ankush Seth, Advisor, Raghu Rai Foundation
29.	Sh. Amit Chauhan, Coordinator, Raghu Rai Foundation
30.	Sh. R.K. Singh, CE, South Zone, DDA
31.	Ms. SmitaSaxena, Sr. Architect, UP & DUHF, DDA
32.	Sh. Tanzil Ahmed, Asst. Director (Arch.), UP & DUHF, DDA

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DEPARTMENT OF FORESTS & WILDLIFE
GOVERNMENT OF NCT OF DELHI
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TELEPHONE NO-01123370679, EMAIL-pccf-gnctd@delhi.nic.in

Status Report regarding the Hon'ble NGT Order dated 15.01.2021 in O.A. No. 58/2013 in the matter of Sonya Ghosh Vs GNCTD:

First meeting of the Oversight Committee was convened on 12.02.2021. After this meeting the Department of Forest and Wildlife, GNCTD in coordination with Revenue Department have taken the following steps to comply the directions of Hon'ble NGT:

- **Convened weekly meetings** on 19.02.2021 and 26.02.2021 under chairmanship of PCCF, GNCTD where representative of District Magistrate (South Delhi), District Magistrate (South- East Delhi), representative of District Magistrate (New-Delhi), DCF(S), DCF (W) and DCF (N), SDM (Saket), SDM (Mehrauli) and SDM (Kalkaji) were participated. The minutes are annexed as ***Annexure-I***. The next weekly meeting is convened on 08.03.2021.

- **Status of tatima proceedings:** As informed by SDM (Saket), SDM (Mehrauli) and SDM (Kalkaji) tatima proceedings are currently under process and expected to be completed within 2 weeks (*pl. refer* ***Annexure-I***).

- **Status of Settlement of Rights:** Under DCF (S) till date there are 50 cases among which 17 are disposed and in 33 hearings are under process. There are cases in West Division also which are under process but not yet being disposed off (*pl. refer* ***Annexure-I***).

- **Encroachment Removal:** As per the details of Forest Department, the total encroachment of Forest Area as on 05.04.2019 was 394.986 Ha. Till date from Southern Ridge total 40.87 Ha area is made encroachment free and 314.03 Ha area is left for removal (*kindly refer* ***Annexure-II***). Total encroachment left for removal from entire Forest land of the state is 354.116 Ha. Major challenge in encroachment removal is in slum areas of South Delhi which may take considerable time as it is linked with rehabilitation of slum dwellers. The issue has been discussed with DUSIB by SDM (Mehrauli) however response is still awaited.

- **Construction of Boundary Wall:** For securing forest lands the Department of Forest and Wildlife, GNCTD is constructing boundary wall and fencing, the progress of which is as follows:

Boundary wall (in m)	Boundary wall Under construction (in m)	Fencing (in m)	Fencing Under construction (in m)	Wall cum Fencing (in m)	Wall cum Fencing Under construction (in m)
10,175	5,992	3,137	3,529	6,222	530

(For details pl. refer ***Annexure-III****)*

- **Declaration of Reserved Forest under Section 20:** Notifications for Asola, Rajpur khurd, Chattarpur, Sahoorpur, Satbari and Saidulajaib villages have been drafted, and sent to the Deputy Commissioner concerned. Draft notifications for Nebsarai, Bhati, Aya Nagar and Jaunapur, Ghitorni, Rangpuri and Rajokari are expected to be completed by next week. In Northern Ridge there is no right settlement issue and the notification for the same is expected to be drafted and shared with revenue department by next week. (For detailed status of Notifications of Southern Ridge areas kindly refer ***Annexure-IV***).

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Annexure-I

DEPARTMENT OF FORESTS & WILDLIFE
GOVERNMENT OF NCT OF DELHI
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TELEPHONE NO-01123370679, EMAIL-pccf-gnctd@delhi.gov.in

F.1(2497)/Legal/HQ/20-21/1841-54 Date: 01/03/2021

MINUTES OF THE SECOND WEEKLY MEETING OF PCCF, GNCTD HELD ON 26.02.2021 AT 11:30 AM REGARDING THE HON'BLE NGT ORDER DATED 15.01.2021 IN O.A. NO. 58/2013 IN THE MATTER OF SONYA GHOSH VS GNCTD

A meeting under chairmanship of PCCF & HOD, Department of Forest and Wildlife, GNCTD was held on 26.02.2021 regarding the Hon'ble NGT Order dated 15.01.2021 in O.A. No. 58/2013 in the matter of Sonya Ghosh Vs. GNCTD. PCCF, GNCTD welcomed everyone and initiated the meeting:

Issues Discussed and Decisions taken in the meeting are as follows:

1. **Status of Draft Notification:** PCCF, GNCTD shared the status of draft notification as given by DCF (S) according to which notifications for Asola, Rajpur khurd, Chattarpur, Sahoorpur, Satbari and Saidulajaib villages have been drafted, and send to the Deputy Commissioner concerned. Hence given the above, PCCF further requested all the Revenue Authorities concerned to share the status on the same so that process for issuance of notification under Section 20 of Indian Forest Act, 1927 can be initiated within next one week.

   - SDM (Saket) conveyed that they have verified the village wise Khasra No.s which were earlier provided by DCF (S) and actions on the same is under process. However, among the newly drafted notification only for Saidulajab they have to re-verify it.

   - DCF (S) conveyed that the drafting of notification for Jaunapur village is completed and only the map is remaining, that shall also be completed shortly and draft notification for Nebsarai, Bhati, Aya Nagar and Jaunapur will be completed within next week as comments of Revenue Department on these villages have already been received by the division.

   - SDM (Mehrauli) conveyed that the details of Dera Mandi and Jaunapur villages were sent to the concerned DCF, however their major issue is the existing slums of Dera Mandi mainly. She also informed that till now there is no response from DUSIB even after several correspondences. PCCF suggested to keep him in the loop and to give him an official copy of correspondences with DUSIB so that he can pursue the issues from his end as well.

   - DCF (W) conveyed that there are three villages, i.e., Ghitorni, Rangpuri and Rajokari among which, draft notification for Ghitorni is finalized along with all the details and verified by revenue department as well. The preparation of draft notification for Rangpuri

and Rajokari is under process which will also be completed by 02.03.2021. He also mentioned that there are issues regarding encroachment and settlement of rights in 6 khasras of Ghitorni and 4 cases regarding this are pending in High Court.

- PCCF mentioned that an affidavit was filed by Divisional Commissioner in April 2019 before NGT regarding the handing-over taking-over of the lands so he asked DCF (W) to enquire the current status of the same. He also informed that a separate meeting with DDA will also be convened shortly.

2. Tatima Proceedings:

- SDM (Meherauli) conveyed that, as their maximum revenue staff are deputed for Vande Bharat Mission till 28th February, 2021, they will start the proceedings from 01.03.2021 onwards. PCCF requested to complete these proceedings within next two weeks, before the next meeting of Oversight Committee.
- SDM (Kalkaji) also conveyed that the Tatima proceedings will start soon as the team deputed for Vande Bharat Mission will be made free.
- Representative from New Delhi district conveyed that Tatima proceeding is under process and they are trying to complete it soon.

3. Status of Settlement of Rights:

- DCF (South) conveyed that, till date there are 50 cases among which 17 are disposed and in 33 hearing is under process.
- PCCF said that the details of settled case may be sent to him and remaining shall be managed at the level of DCF (S) in coordination with Forest Settlement Officers.
- DCF (W) conveyed that hearings of cases are under process however no one is disposed off yet.
- PCCF told DCF (W) to prepare a list of all FSO cases and pursue those with FSO at individual level.

4. Encroachment Removal: PCCF conveyed that as per earlier discussion it was decided to take the status of encroachment removal on weekly basis, hence he asked all the attendees to share the same.

- SDM (Saket) conveyed that letters to DUSIB from their end also been sent regarding encroachment removal for the slum areas. Else, the other areas which are devoid of such complications will be made encroachment free by preparing weekly schedule soon after completion of the Vande-Bharat Mission. This process will be in coordination with DCF (S).

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- SDM (Kalkaji) conveyed that Tughlaqabad and Pul Pehladpur villages are under their subdivision. In Tughlaqabad there are many khasras which are encroachment free and details of the same shall be provided to DCF (S).

5. **Construction of Boundary Wall:** PCCF directed DCF (S) and DCF (W) to share the progress report of boundary wall before next meeting.

This issues with the approval of the Competent Authority.

Vipul Pandey, IFS)
DCF (P&M)

Copy to:

1. PS to Pr. Secretary (E&F), Govt. of NCT of Delhi, C-Wing, Delhi Secretariat.
2. PS to PCCF, Department of Forests and Wildlife, Govt. of NCT of Delhi.
3. CCF, Department of Forests and Wildlife, Govt. of NCT of Delhi.
4. DCF(S), Department of Forests and Wildlife, Govt. of NCT of Delhi
5. District Magistrate, New-Delhi, District Magistrate Office New Delhi, 12/1, Jam Nagar House, Sahajahan Road, New Delhi 110011.
6. District Magistrate, South Delhi, M.B. Road, Saket, New Delhi-110068.
7. District Magistrate, South- East Delhi, Old Gargi College Building, Lajpat Nagar -IV New Delhi -110024.
8. District Magistrate, South-West Delhi, Old Terminal Tax Building Kapashera, New Delhi-37.
9. DCF (W), Department of Forests and Wildlife, Govt. of NCT of Delhi.
10. DCF (N), Department of Forests and Wildlife, Govt. of NCT of Delhi.
11. Additional District Magistrate (South), M.B. Road, Saket, New Delhi-110068.
12. Additional District Magistrate (New Delhi), New-Delhi, 12/1, Jam Nagar House, Sahajahan Road, New Delhi 110011.
13. Sub Divisional Magistrate (Saket), M. B Road, Saket, New Delhi-110068.
14. Sub Divisional Magistrate (Mehrauli), Old Tehsil Building, Mehrauli, New Delhi- 110030.

SD/-
(Vipul Pandey, IFS)
DCF (P&M)

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DEPARTMENT OF FORESTS & WILDLIFE
GOVERNMENT OF NCT OF DELHI
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F.1(2497)/Legal/HQ/20-21/ 1163-76 **Date:** 19/02/2021

MINUTES OF THE FIRST WEEKLY MEETING OF PCCF, GNCTD HELD ON 19.02.2021 AT 11:30 AM REGARDING THE HON'BLE NGT ORDER DATED 15.01.2021 IN O.A. NO. 58/2013 IN THE MATTER OF SONYA GHOSH VS GNCTD

A meeting under chairmanship of PCCF & HOD, Department of Forest and Wildlife, GNCTD was held on 19.02.2021 regarding the Hon'ble NGT Order dated 15.01.2021 in O.A. No. 58/2013 in the matter of Sonya Ghosh Vs. GNCTD. PCCF, GNCTD welcomed everyone and initiated the meeting:

Issues Discussed and Decisions taken in the meeting are as follows:

1. **Tatima Proceedings:** In reference to the meeting of Divisional Commissioner, wherein the timeline for Tatima proceedings was fixed to be completed within one month, PCCF asked about the current status of the same.

    - SDM, Saket conveyed that, as their maximum revenue staff are deputed for Airport Duty till 28th February, 2021, they are not able to conduct the Tatima proceedings as per the decided schedule. However, she ensured that the Tatima proceedings of relatively simpler cases will be completed within next 15 days and for complicate cases it will take time.

    - DC (South-East) conveyed that, for Tatima proceedings, SDM (Kalkaji) has been directed to take up the issues on priority and as soon as the proceedings are completed, the process for preparation of draft Notification will be commenced.

    - PCCF asked all the DCs and SDMs to convey details to all DCFs concerned to start the process of notification of those khasras for which the proceedings will be completed so that in the next meeting of Oversight Committee, progress can be shown.

2. **Status of Settlement of Rights:** PCCF conveyed that, the next meeting of Oversight Committee will be before 15th March, 2021, and therefore the issues related to Forest Settlement rights shall be completed.

    - DCF (South) conveyed that, hearing are being conducted for 3-4 days in a week and cases are expeditiously taken and it appears that disposal will be adhered within given timeline.

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3. **Encroachment Removal:** PCCF asked all the Deputy Commissioner concerned to coordinate with concerned DCFs and effectively remove the encroachments of smaller or simpler areas at the earliest so that notification for those parts may be processed. He also emphasized that as the major issues are in Southern Ridge and the Sonya Ghosh vs GNCTD is also mainly regarding the Southern Ridge, effective actions on ground need to be shown. Given above, PCCF asked about the current status regarding this.

   - DCF (South) conveyed that, draft notification for 5 villages, which covers 15-20% of total encroachments, has been prepared and will be shared with revenue Department for their comments and by next week, it will be sent for final approval.
   - DCF (South) also conveyed that as there are many patches which are not contiguous therefore, they are planning for conducting village wise notification to eliminate the chances of overlapping. PCCF also emphasized that special attention should be taken to eliminate any possibilities of duplication in any area.
   - DCF (North) conveyed that for Northern Ridge, the division is waiting for the encroachment removal plan from DDA and MCD. Given the urgency of notification under Section 20, PCCF asked to initiate the process of notification beside the encroachment removal process.
   - For Central Ridge, as there are few other agencies involved, it has been decided to convene a meeting of all and then start the procedure of issuing notification.
   - PCCF conveyed that, South Central Ridge is entirely with DDA, hence a separate meeting with them will be convened.
   - Regarding construction of boundary wall it was found that funding is the major issue, therefore, PCCF agreed to discuss this issue with Finance Department and resolve the matter at Head Quarter level.

4. **Other Issues:**

   - PCCF also emphasized that all the DCFs need to ensure that minimal number of notifications be issued to avoid any future complications. As Southern Ridge has a vast area it may require more than one notification but for Northern, Central Ridge and South Central one notification may do.
   - DC (South-East) conveyed that he has issued directions to SDM (Kalkaji) with definite schedule and timeline to make all the necessary actions in all three above mentioned aspects in coordination with DCF concerned if required and to complete the procedure at the earliest. He also assured that, at district level all cooperation will be extended to Forest Department.
   - SDM (Mehrauli) has conveyed that, they asked DUSIB to assess the population existing in different camps present in these disputed area so that in next meeting they also can be involved to discuss this matter. PCCF also agreed to this and ensure that

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DUSIB will be invited in the next meeting which will be convened at the level of Divisional Commissioner or DGF, MoEF&CC.

With the above note, the meeting ended with vote of thanks to the chair and it was decided that the next meeting will be convened in the next week.

This issues with the approval of the Competent Authority.

Vipul Pandey, IFS)
DCF (P&M)

Copy to:

1. PS to Pr. Secretary (E&F), Govt. of NCT of Delhi, C-Wing, Delhi Secretariat.
2. PS to PCCF, Department of Forests and Wildlife, Govt. of NCT of Delhi.
3. CCF, Department of Forests and Wildlife, Govt. of NCT of Delhi.
4. DCF(S), Department of Forests and Wildlife, Govt. of NCT of Delhi
5. District Magistrate, New-Delhi, District Magistrate Office New Delhi, 12/1, Jam Nagar House, Sahajahan Road, New Delhi 110011.
6. District Magistrate, South Delhi, M.B. Road, Saket, New Delhi-110068.
7. District Magistrate, South- East Delhi, Old Gargi College Building,lajpat Nagar -IV New Delhi -110024.
8. District Magistrate, South-West Delhi, Old Terminal Tax Building Kapashera,New Delhi-37.
9. DCF (W), Department of Forests and Wildlife, Govt. of NCT of Delhi.
10. DCF (N), Department of Forests and Wildlife, Govt. of NCT of Delhi.
11. Additional District Magistrate (South), M.B. Road, Saket, New Delhi-110068.
12. Additional District Magistrate (New Delhi), New-Delhi, 12/1, Jam Nagar House, Sahajahan Road, New Delhi 110011.
13. Sub Divisional Magistrate (Saket), M. B Road, Saket, New Delhi-110068.
14. Sub Divisional Magistrate (Mehrauli), Old Tehsil Building, Mehrauli, New Delhi- 110030.

SD/-
(Vipul Pandey, IFS)
DCF (P&M)

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Annexure-II

DETAILED REPORT OF ENCROACHMENT REMOVED FROM SOUTHERN RIDGE AFTER 05.04.2019

SL. No.	Name of Village	Total area under encroachment (in Bigha-Biswa) as on 05.04.2019	Total encroachment Removed in Financial year 2019-2020 (in Bigha-Biswa)	Total encroachment Removed in Financial year 2020-2021 (in Bigha-Biswa)
1.	Aaya Nagar	172 Bigha-00 Biswa	4 Bigha-00 Biswa	4 Bigha- 00 Biswa removed
2.	Chhattarpur	253 Bigha-08 Biswa	Nil	Nil
3.	Nebsarai	264 Bigha-09 Biswa	Nil	1 Bigha 10 biswa
4.	Sahoorpur	238 Bigha-03 Biswa	53 Bigha-19 Biswa	
5.	Devli	452 Bigha-14 Biswa	Nil	1 Biswa
6.	Asola	675 Bigha-00 Biswa	13 Bigha-13 Biswa	48 Bigha- 12 Bigha
7.	Bhatti	477 Bigha-14 Biswa	Nil	Nil
8.	Maidangarhi	79 Bigha-05 Biswa	28 Bigha-08 Biswa	2 Bigha-00 Biswa removed in year 2020-21
9.	Saidulajab	109 Bigha - 04 Biswa	03 Bigha-00 Biswa	2 Bigha-00 Biswa removed in year 2020-21
10.	Satbari	183 Bigha- 17 Biswa	60 Bigha- 00 Biswa	Nil
11.	Jaunapur	287 Bigha - 05 Biswa	113 Bigha-13 Biswa	2 Bigha- 15 Biswa removed in year 2020-21
12.	Deramandi	399 Bigha - 8.5 Biswa	127 Bigha -09 Biswa	Nil
13.	Tughlakabad	403 Bigha – 07 Biswa	Nil	20 Bigha – 17 Biswa
14.	Pulpehladpur	246 Bigha – 03 Biswa	1 Bigha- 7 Biswa	1 Bigha- 7 Biswa removed in year 2020-21
Total		**4241 Bigha- 17.5 Biswa (883.72 Acre or 354.90 Ha)**	**405 Bigha – 09 Biswa (84.46 Acre or 33.92 Ha)**	**83 Bigha – 02 Biswa (17.31 Acre or 6.95 Ha)**

IN SOUTHERN RIDGE

- **Total encroachment as on 05.04.2019 – 4241 Bigha – 17.5 Biswa (883.72 Acre or 354.90 Ha)**
- **Total encroachment removed after 05.04.2019 – 488 Bigha – 11 Biswa (101.78 Acres or 40.87 Ha)**
- **Total encroachment left for removal - 3,753 Bigha – 6.5 Biswa (781.94 Acres or 314.03 Ha)**

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Annexure-III

Details of Boundary wall and Fencing constructed for securing forest land in the Financial year 2020-21 under South Forest Division.

SL. No.	Village	Boundary wall (in m)	Boundary wall Under Construction (in m)	Fencing (in m)	Fencing Under construction (in m)	Wall cum Fencing (in m)	Wall cum Fencing Under construction (in m)
1.	Asola	1248	Nil	Nil	2729	2930	Nil
2.	Sahoorpur	Nil	Nil	Nil	Nil	Nil	Nil
3.	Pulpehladpur	940	1130	Nil	Nil	Nil	Nil
4.	Deramandi	2068	2750	Nil	Nil	800	Nil
5.	Jonapur	1,913	Nil	988	800	Nil	Nil
6.	Tughlakabad	250	Nil	Nil	Nil	Nil	Nil
7.	Ayanagar	548	1350	Nil	Nil	2096	530
8.	Maidangarhi	1705	533	Nil	Nil	396	Nil
9.	Chhattarpur	450	Nil	Nil	Nil	Nil	Nil
10.	Nebsarai	743	229	Nil	Nil	Nil	Nil
11.	Saidulajaib	310	Nil	Nil	Nil	Nil	Nil
12.	Satbari	Nil	Nil	2149	Nil	Nil	Nil
Total		10,175	5,992	3,137	3,529	6,222	530

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Annexure-IV

Status of Notification Process for 1st phase under Section 20, Indian Forest Act, 1927.

SL. No.	Village	Status of Notification
1.	Asola	Final and Sent to Revenue Department
2.	Rajpur khurd	Final and Sent to Revenue Department
3.	Chattarpur	Final and Sent to Revenue Department
4.	Sahoorpur	Final and Sent to Revenue Department
5.	Satbari	Final and Sent to Revenue Department
6.	Saidulajaib	Final and Sent to Revenue Department
7.	Bhati	Schedule I completed
8.	Nebsarai	Schedule I completed
9.	Jaunapur	Schedule I completed
10.	Maidangarhi	In Process
11.	Dera Mandi	In Process
12.	Ayanagar	Not Started
13.	Devli	Not Started
14.	Tughlakabad	Not Started
15.	Pul Pehladpur	Not Started

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2.2 The decision of the Screening Committee was conveyed to Chief Engineer (Bldg.) HQ vide letter No F.No.AGA-VSZ/HUPW/DDA/2019(4)/SCM/SDMC/D-02 dated 16.09.2019 for taking further necessary action by South Delhi Municipal Corporation.

2.3 The Chief Engineer (Bldg.) SDMC forwarded the file on the subject seeking clarification regarding decision taken in the Screening Committee. The clarifications sought by SDMC is as follows:

1) *It has been mentioned in the letter dated 16.09.2019 of DDA that the privately land under reference shall not be bounded by physical barrier. Being group housing project, the EWS & Community Services may also be part of Group Housing, therefore, it may be clarified by DDA that how this can be achieved without permanent physical barrier with the surrounding DDA Flats.*

2) *In the letter of DDA, it has been mentioned that the entire pocket B-1 qualifies for the Group Housing. However, it has not been clarified whether this individual plot under reference qualifies for Group Housing or not and whether it can be treated as an independent plot of Group Housing or no.*

3) *The plot under reference abuts the road which is 10.66 meter wide while as per MPD-2021, the minimum road width requirement for group housing is 18 meters. This needs clarification/relaxation from DDA. Moreover, the density of the Group Housing may be taken as per MPD-2021 or MPD-2001, has not been mentioned in the letter of DDA.*

4) *The plot under reference is part of the approved comprehensive scheme of DDA for pocket B-1, however, DDA has not provided the modified layout plan of the area. As per Private Land Policy dated 04.07.2018, the agency who has prepared the Layout Plan shall amend its existing layout plan. As such, DDA may be requested to provide a copy of the modified Layout plan of the area showing the boundaries and dimensions etc. of the plot under reference.*

5) *As far as height of the building is concerned, in this regard para 5.5 of the Development Control Norms of private Land Policy read as Under:*

"Land parcels falling within the already approved or developed schemes of DDA/GLA/other government bodies shall be in conformity with the surrounding development, irrespective of applicable developed control norms. The development of such land will governed by the use activity and the development control norms of the surrounding development subject to availability of required infrastructure services, maintaining the planned development around the land parcel."

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ANNEXURE R-2

BEFORE THE HON'BLE CENTRAL EMPOWERED COMMITTEE,

NEW DELHI

APPLICATION NO. 1608 OF 2025

IN

APPLICATION NO. 1587 OF 2024

IN THE MATTER OF:

RR TEXKNIT LLP .... Applicant

APPLICATION ON BEHALF OF RR TEXKNIT LLP SEEKING APPROVAL FOR DEVELOPMENT PLAN OF THE PROJECT SITE TO CONSTRUCT GROUP HOUSING PROJECT AT KHASRA NO. 1230/2, SECTOR B, POCKET-1, VASANT KUNJ, NEW DELHI.

1. That the Applicant M/s RR Texknit LLP is owner in possession of the land bearing Khasra No. 1230/2, Sector B-1, Vasant Kunj, New Delhi, which is part of Revenue Estate of Village Mehrauli, New Delhi admeasuring 5353.61 sq. metre. The applicant had purchased the aforesaid land by way of registered Sale Deeds on 18.04.2024 etc. Earlier, the land was owned and possessed by the then owner, who purchased the said land by way of registered sale deeds dated 05.04.1995 etc.

   The aforesaid land in question was recorded as Agriculture land and was being governed by the Delhi Land Reforms Act, 1954. The land owners were in cultivator possession as Bhumidars over the said land before changing the use of land for the purpose of Layout Plan for SFS Group Housing Scheme of DDA before 1987. Since, the land was agriculture land, therefore the said land neither ever fell within the area of Ridge/Extended part of Ridge nor has any morphological features.

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2. That the Applicant submits that the said land is a privately owned land and the said land had already been approved under the layout plan of SFS Housing at Sector B-1, Vasant Kunj. The DDA prepared a scheme in the year 1987 in the name of "SFS Housing Scheme" at Sector B-1, Vasant Kunj for planned development of the area including the plot under reference, wherein the proposal for DDA Multi-Storied Walk-Up Housing was approved. Thus, the site in question forms a part of Integrated Layout Plan of Sector B-1, Vasant Kunj.

It is further submitted that the land use of the plot is residential and the plot is surrounded by roads on 3 sides. It is further submitted that the land in question is situated in the already approved Layout Plan of SFS Housing. Therefore, as per Master Plan of Delhi (MPD), 2001 and 2021, the plot in question is categorised as a Residential Area. Moreover, the entire piece of land comprising of the DDA Group Housing Society including the plot in question (which is surrounded by DDA residential flats) has been notified for residential purposes.

3. That the total area of the plot is 5353.61 sq. mtr. and the Net Development Area after deducting the area for road widening comes to 5277.12 sq. mtr. It is also stated that though the Ground Permissible Coverage area is 33.3% of the plot area, i.e., 1782.75 sq. mtr., whereas the applicant has proposed the Ground Coverage Area to be 28.35% of the plot area, i.e., 1517.99 sq. mtr. as referred also in the Environment Clearance dated 13.01.2025. In this manner, the applicant would utilise the ground coverage area 1517.99 sq. mtr. only for construction purposes out of the total plot area 5353.61 sq. mtr and the remaining area would be left out for Green Cover and Landscaping.

BACKGROUND OF THE PROPOSED PROJECT ON PROPOSED LAND:

4. That the Delhi Development Authority (DDA) as a part of large-scale acquisition, planning, development and disposal, prepared a scheme on 21.12.1987 in the name of "SFS Housing Vasant Kunj Residential Scheme" for Planned Development of the area including the land in question. The DDA initiated steps to acquire the large chunk of land for the purpose of constructing four storied walk-up housing. The proposal of the DDA was approved. The layout plan of the whole Sector-B, Pocket-1, Vasant Kunj for SFS Housing Scheme, 1987 was approved by the competent authorities, including the approval of DDA Housing Project on the land in question.

5. During the process of acquisition of land for the said Housing Project of DDA, the land in question could not be acquired by the DDA.

6. The DDA constructed the SFS Housing Project all around the land in question as per the Layout Plan by leaving out the land in question as the said land could not be acquired. As on today, the land is surrounded with multi-storied residential houses.

7. The predecessor owner Rakesh Mahajan and Others purchased the land vide Registered Sale Deeds on 05.04.1995. On 23.08.2007, the then owner applied for Sanction of Layout Plan for constructing/ erecting Group Housing Complex on the proposed land. The Standing Committee of the MCD rejected the request of Sanction of Layout Plan on 17.11.2008 on the ground that DDA has refused to give NOC for construction of Group Housing Complex on the said land to the owners of the land as the DDA was itself in the process to acquire the said land

for construction of multi-storied group housing under its "SFS Group Housing Scheme, 1987".

8. The owners of the land filed an Appeal No. 24/ATMCD/2009 dated 27.01.2009 before Appellate Tribunal, MCD against rejection of their request for Sanction of Layout Plan by MCD. The Tribunal vide order dated 06.05.2010 allowed the appeal of the land owners and directed the Standing Committee of MCD to consider the sanctioning of Layout Plan for proposed Group Housing Society. On appeal to this order before the Ld. District Judge, the matter was remanded back to Tribunal on the basis of affidavit of Vice-Chairman, DDA, wherein it was submitted that notification U/s 4 of the Land Acquisition Act shall be issued qua the subject property within two months and the DDA would acquire the said land for planned development of Residential colony on the said land.

9. The Tribunal (ATMCD) vide order dated 07.12.2012 allowed the appeal of the then owners and directed MCD to start reconsidering afresh the Residential Layout Plan after expiry of two months i.e., Up to January, 2013. Significantly, the DDA could not acquire the said land despite its effort for acquisition of the same.

Later on, DDA submitted an affidavit in the court that it is not possible to acquire the land in question and further stated that the MCD can consider the Layout Plan submitted by the owners of the land for their Group Housing Project subject to compliance with MPD-2021. The Ld. District Judge accordingly, vide order dated 16.07.2016, directed the MCD to reconsider the Layout Plan as per MPD-2021, Development Control Norms and Zonal Development Plan.

Thus, due to non-acquisition of the said land for the last about 30 years, the DDA could not implement their own scheme for SFS Housing Project on the proposed land, though the DDA constructed flats on adjoining land as per the Scheme of 1987.

10. Since, the proposed land could not be acquired by DDA, the land remains as the Privately owned Land of the owners. Moreover, as per MPD-2001, this land was classified as Residential and subsequently in MPD-2021, this land was again classified as Residential.

The proposed site forms a part of the Integrated Layout Plan of Sector-B, Pocket-1, Vasant Kunj, New Delhi and the land use of the plot is residential. The plot is surrounded by three sides with residential houses constructed by DDA. Thus, the proposed plot forms an integral part of already approved Housing Project of Pocket-1. Therefore, as per MPD-2001 and 2021, the entire pocket along with proposed plot under reference qualified for Group Housing.

11. The DDA issued a Notification dated 04.07.2018 titled 'Regulation for Enabling the Planned Development of Privately Owned Land'. These regulations were to be read alongwith the prevailing Master Plan of Delhi and Unified Building Bye-laws.

The DDA reconsidered the proposed Group Housing Project in view of the aforesaid Notification for Planned Development of Privately Owned Land. Accordingly, the proposal was considered in the Screening Committee Meeting No. 368 dated 22.04.2019 and Meeting No. 370 dated 17.06.2019 by DDA. The DDA in its 368th Screening Committee Meeting approved the proposed Layout Plan of Group Housing on Privately owned land at Khasra No. 1230/2 of Sector-

B, Pocket-1, Vasant Kunj, New Delhi vide Item No. 44:2019. The said approval was further affirmed in its 370th Meeting.

12. Further, the proposal for applicability of development norms on the said Private land was placed before 11th Technical Committee Meeting held on 23.12.2019 vide Item No. 47/TC/2019, wherein the said proposal was approved with the following observations: -

> *'..... The issues raised by SDMC were deliberated point wise and the following was clarified.*
>
> *1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.*
>
> *2. The said plot u/r is part of existing integrated layout plan.*
>
> *3. The same has already been clarified in point no.1.*
>
> *4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.*
>
> *5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.*
>
> *6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.*
>
> *It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines. Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.*

13. The Applicant submits that the Group Housing Project at the aforesaid privately owned land has been approved by various competent authorities and the

applicant has obtained the necessary permissions and sanctions from the following statutory authorities:

a. **Delhi Development Authority (DDA):**

i. Approval by 368th Screening Committee in its meeting dated 22.04.2019 of the proposal for incorporation of Privately owned land, Khasra No. 1230/2 in the approved layout plan of area for SFS Housing at Sector-B, Pocket-1, Vasant Kunj, New Delhi in view of 'The Regulations for enabling Planned Development of Privately Owned Land'.

ii. Approval by the 11th Technical Committee in its meeting dated 23.12.2019 of the proposal for applicability of development norms. The said Technical Committee further clarified that the said pocket under consideration is part of integrated layout plan of Housing and the plot under reference forms an integral part of the pocket.

b. **MCD Sanction Plan:**

The Municipal Corporation of Delhi (MCD) vide Sanction Letter bearing File No. 10118122 dated 13.05.2024 granted sanction on 22.03.2024 to erect/de-erect/add to/alteration in the building to carry out the development relating to Plot No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, New Delhi, part of Revenue Estate of Village Mehrauli, New Delhi. The MCD has granted sanction for the proposed layout plan of the said Group Housing Project.

c. **Environmental Clearance (EC):**

Environmental Clearance has been granted for Construction of Group Housing at Khasra No. 1230/2, Sector-B, Pocket-1, Vasnat kunj, Part of Revenue Estate of Village Mehrauli, New Delhi by M/s RR Texknit LLP. The MoEFCC, Govt. of India vide Letter dated 13.01.2025 granted Environmental Clearance to the proposed project of M/s RR TEXKNIT LLP. A copy of the Environmental Clearance (EC) granted for the said project is enclosed herewith as **ANNEXURE A-1.**

d. **Delhi Pollution Control Committee (DPCC):**

The proposal for grant of Environmental Clearance (EC) for 'Group housing' at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi by M/s RR Texknit LLP was approved and recommended by the State Level Expert Appraisal Committee (SEAC) vide File No. DPCC/SEIAA-IV/P2/C-489/DL/2024.

e. **Delhi Urban Art Commission (DUAC):**

The Delhi Urban Art Commission (DUAC) has approved the Building Plans proposal in respect of Residential Group Housing vide Letter No. 55(78)/2024-DUAC dated 19.02.2024.

f. **Airports Authority of India (AAI):**

The Airports Authority of India has approved the said project and granted it's No Objection Certificate (NOC) for Height Clearance dated 25.10.2023. The AAI has no objection to the construction of proposed structures at the proposed site.

g. **Directorate of Delhi Fire Service:**

The Directorate of Delhi Fire Service has approved and has given its NOC bearing No. F/6DFS/MS/BP/2024/41 dated 15.02.2024 regarding construction of the proposed buildings and project from fire safety point of view in the said Residential Group Housing Project.

h. **Delhi Jal Board (DJB):**

The competent authority of the Delhi Jal Board has approved NOC bearing No. DJB/EE(M)-45/2024/520 dated 01.02.2024 for Water and Sewer Connection for Construction of the said Residential Group Housing.

i. **BSES Rajdhani Power Limited:**

The BSES Rajdhani Power Limited has granted the technical feasibility for assurance of power supply for Residential Purpose at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi.

j. **Land Acquisition Collector (South):**

With respect to Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi, the Land Acquisition Collector (South) vide Letter dated 22.02.2024 has confirmed the fact that the said land is free from any kind of acquisition.

14. The Applicant M/s RR Texknit LLP submits that the project site is a Privately Owned Land and had already been approved for SFS Housing Scheme in Sector B, Pocket-1, Vasant Kunj in the year,1987. This land and the surrounded land were approved for Group Housing Schemes by DDA and the houses were constructed all around the Project Site. Thus, the project site is around 1.33-hectare land and completely surrounded with residential developed colony. This site has not been notified as a *Ridge Land* nor recorded as a *Forest Land*.

Since the proposed project is a part of already developed residential colony and falls outside the hotspot area, hence there is no specific impact on the ridge stability. The project site is a flat & levelled land and does not require any levelling by cutting any hills or filling any area for the said project.

15. That the objector has relied upon the E-Vanlekh Map available on the E-Vanlekh portal of Forest Department of GNCTD by stating that the proposed area is lying within the area of morphological ridge. However, the said portal itself carries a disclaimer that *'The Map Layers are tentative and not to be used as a base for initiating legal action or litigation in an issue. The accuracy and authenticity of this map will have to be confirmed from concerned Land owning/Managing agencies.'* Hence, the said E-Vanlekh map cannot be used for legal purposes, and the same cannot be relied upon for consideration of the land in question to be lying in morphological ridge. Moreover, the proposed land is not entirely lying within the area of E-Vanlekh map as well and, it is stated that about 15% of the

total land area is outside the area marked in E-Vanlekh map, and on the rest area of the land, there are no morphological features and the land may not be considered as a part of morphological ridge.

16. That the Applicant M/s RR Texknit LLP further submits that the project site may not be deemed to be situated in Morphological Ridge Area. Since, the project site is not notified as a Ridge Area, therefore the project would be considered, as to whether it is a part of Morphological Ridge or not, on the basis of its nature and features on spot. **No Diversion or Conversion of land from *Forest/ Protected Forest or Ridge Area* is required for the proposed project.**

The following features are relevant for classification of any area as Morphological Ridge:

i. Area notified as *Forest/Protected Forest or Ridge Area.*
ii. Land recorded as '*Gair Mumkin Pahar*' in Revenue Record.
iii. Area included in the "*Regional Park*" in existing Land Use Plan contained in MPD 2021.
iv. Area consist or recorded as *Pond, Lake, Reservoir or Government Land.*
v. Area having features like *Rocky Terrain*, requiring Levelling of Land, Place of *Wild Animal and Biodiversity* etc.

Since, the project site does not fall in any of the above category of land or nature of land, thus, the project site does not qualify the essential requirements to be declared under Morphological Ridge area.

i. ***Not a Notified Forest/ Protected Forest/ Reserved Forest Or Ridge Area***

That the project site does not fall in any *Notified Forest/Protected Forest/Reserved Forest or Ridge Area* and is already a part of developed area, where in vicinity, there are number of residential multi-storied buildings, school, hospitals, other infrastructures etc. of different heights.

The said project site is a part of an authorised colony; whereby similar construction has already taken place in the said Pocket. Moreover, as per MCD, after taking into consideration the observation of Town planning Department, DDA and as per Zonal Development Plan, Division 'F', South Delhi, the said plot under reference does not fall in Protected Forest/Reserved Forest.

ii. ***Not a Gair Mumkin Pahar***

That the said plot of land bearing Khasra 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi is not recorded as '*Gair Mumkin Pahar*' in the Revenue Record. The nature of the Land is recorded as '*Residential*' and therefore, the said land is permissible plot for Residential Housing Project. Moreover, as approved by the committee of DDA, the site under reference has been approved as part of Integrated Layout Plan of Sector-B, Pocket-1, Vasant Kunj and its land use has been affirmed as '*Residential*' in nature.

iii. ***Not a Regional Park***

That MCD has stated that as per the Zonal Development Plan of Zone F, prepared by DDA and approved under MPD-2021, the said project site is not a '*Regional Park*'. After perusing Zonal Plans, MPD-2021 and other records, it has been found that '*Regional Park*' is far away from Sector-B, Pocket-1, Vasant Kunj, wherein the said plot is situated. Thus, it is amply clear that the said plot of land is not a '*Regional Park*' and the said plot is at a significant distance from the notified '*Regional Park*', thereby having no impact on the notified Regional Park.

iv. ***Not a Pond/ Lake/ Water Reservoir nor It Is a Government Land:***

That the said plot of land has been verified by DDA, MCD and other significant authorities, which have approved the said plot for the proposed Group Housing Project. The said project site neither has a *Pond/Lake/Water Reservoir* nor it is a *Government Land*. Moreover, the said project site is a levelled land and there are no traces of Rocky or Undulated Surface.

Additionally, since the project is completely surrounded by other residential colony, schools and other infrastructures, thus it is not a place for Wild Animals and does not harm the Ecosystem and Biodiversity of the said area. The said project site does not have any morphological feature and has been approved by various statutory authorities for the proposed Group Housing project.

Therefore, the project site is neither situated in the Morphological Ridge Area nor qualify to be considered in the said area as It does not have any morphological ridge features. It is also apparent that the site is not a part of any *Green Zone/ Green Belt Area*, however as per approved Layout Plan of Vasant Kunj Group Housing Residential Scheme, the land use of the above land is recorded as '*Group Housing*' and as per the Zonal Development Plan under Master Plan of Delhi-2021, the prescribed use of the land is recorded as '*Residential*'. Hence, the proposal for construction of the Group Housing Project of the Applicant may be approved.

17. That the proposed Multi-Storied Group Housing Project within the existing developed residential colony is envisioned as a *State-Of-The-Art Development* that aligns with contemporary Urban Planning Norms, Sustainable Development Principles, and the broader objective of Optimal Land Utilization.

18. That the development shall incorporate green building features and extensive landscaping to ensure resource efficiency, in conformity with the Environmental Protection Act, 1986 & the guidelines stipulated by the Ministry of Environment, Forest and Climate Change.

From a Socio-Economic standpoint, the project will address the growing urban housing demand by providing well-planned and accessible residential

units. The proposed project shall generate direct or indirect employment during construction and thereafter in operational phase.

Furthermore, the project has been conceptualized in accordance with the applicable Delhi Development Control Regulations, Building By-Laws, and Master Plan provisions of the area, thereby ensuring legal compliance. In light of the above, the proposed housing project not only adheres to all requisite legal and environmental standards but also stands to serve the public interest by fostering sustainable living and contributing to the orderly urban growth of the city.

In view of the aforesaid facts and circumstances, the Applicant prays before this Hon'ble Committee that the development plan of the project site for construction of Group Housing Project on Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, New Delhi may be approved by this Hon'ble Committee and may be recommended to the Hon'ble Supreme Court for its kind approval.

For RR Texknit LLP

Place: New Delhi
Filed On: 15.01.2025

VIVEK GUPTA
Advocate for RR Texknit LLP,
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New Delhi-110001
M.No.9871065420
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BEFORE THE HON'BLE CENTRAL EMPOWERED COMMITTEE,
NEW DELHI
APPLICATION NO. OF 2025
IN
APPLICATION NO. 1587 OF 2024

IN THE MATTER OF:

RR TEXKNIT LLP .... Applicant

APPLICATION ON BEHALF OF RR TEXKNIT LLP FOR APPROVAL TO CONSTRUCT GROUP HOUSING PROJECT AT KHASRA NO. 1230/2, SECTOR B, POCKET-1, VASANT KUNJ, NEW DELHI.

AFFIDAVIT

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 I have read the accompanying application filed before this Hon'ble Committee and I say that the facts stated therein are true to my knowledge and belief, derived from the records and the submissions are based on legal advice received from counsel believed by me to be true.

3. That the Annexures of the application are true copies of their respective originals.

4. That the facts stated in the above paragraphs of my affidavit are true to my knowledge and nothing material has been concealed therefrom.

IDENTIFIED BY

DEPONENT

Verified at New Delhi on this 15th day of January, 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

NOTARY GOVT. OF INDIA

ATTESTED
NOTARY PUBLIC
DELHI
15/01/2025

सत्यमेव जयते

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

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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-I, 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

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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/envision 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 I

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 *bona fide* 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 *bona fide* 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, 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.
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

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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.

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

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Additional EC Conditions
N/A



TRUE COPY

Signed by
Munna Kumar Shah
Date: 13-01-2025 12:10:07
Reason: Verified and signed

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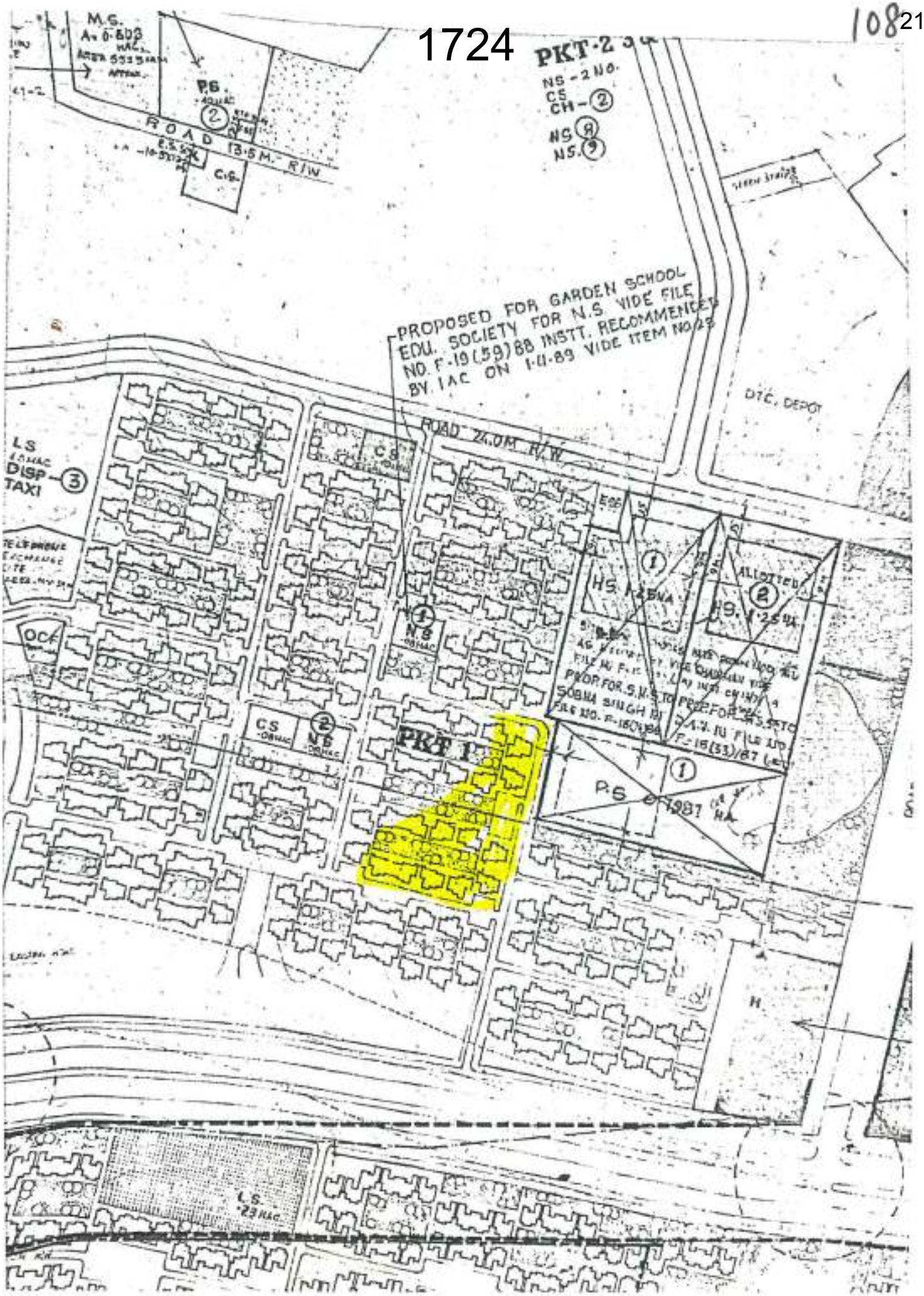
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ANNEXURE R-3



1987 LAYOUT PLAN MAP


M.S.
A= 0-8.03 HAC.
P.S.
ROAD 13.5 M. R/W
C.S.
PKT-2
NS-2 NO.
CS
CH-(2)
NS (8)
NS (9)
PROPOSED FOR GARDEN SCHOOL EDU. SOCIETY FOR N.S VIDE FILE NO. F-19(59)88 INSTT. RECOMMENDED BY IAC ON 1-11-89 VIDE ITEM NO.23
ROAD 24.0M R/W
D.T.C. DEPOT
LS
DISP
TAXI
OCF
CS
N.S
HS
ALLOTTED
PKT 1
P.S
L.S.

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Addw o/c Land 145/c Mehrauli

ANNEXURE R-4 (COLLY)

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AGENDA FOR SCREENING COMMITTEE MEETING

Screening Committee Meeting No. 368

Item No. 44: 2019

File No: SA/SZ/HQ/PW/DDA/2018/SCM

Project Name/ Title: Incorporation of privately owned land in the approved Layout Plan of SFS Housing at, Sector –B, Pocket-1, Vasant Kunj New Delhi in view of 'The Regulations for enabling the Planned Development of Privately Owned Land'.

SYNOPSIS - Proposal is for incorporation of privately owned land, khasra No.1230/2 in the approved Layout Plan of SFS Housing at Sector – B, Pocket-1, Vasant Kunj New Delhi, in view of the case referred by Chief Engineer (HQ) South DMC and **Notification No. S.O.3249(E) dated 4th July 2018** regarding 'The regulations for enabling the Planned Development of Privately Owned Land'.

1.0 BACKGROUND:

1.1 As a part of the large scale acquisition, planning, development and disposal DDA prepared a scheme in the name of SFS Housing at, Sector – B, Pocket-1, Vasant Kunj New Delhi, and got it approved from the competent authority on 21.12.1987. Due to non-acquisition of Khasra No.1230/2, in the revenue estate of village Mehrauli, measuring 3353.64 sq. m., DDA could not fully implement the scheme.

1.2 Since the land under reference remained unacquired and the area was denotified vide notification dated 20.08.1996, the owner of the unacquired property applied to MCD on 23.08.2008 for sanction of plans of group housing.

1.3 The Standing Committee of MCD rejected the request of the applicant on 23.12.2008 on the grounds that DDA has not issued NOC.

1.4 Applicant approached various courts, as per the details mentioned below: -

(i) The ATwCD court vide Judgement dated 6.5.2010 and 7.12.2012, *set aside the impugned resolution NO 502 dt. 12/11/2008 of standing committee.'* (Refer Annexure-I)

(ii)The Hon'ble Addl. Session and District Judge in the matter of *DDA Vs Rakesh Mohajan & Others in Appeal No.04/13 ID No.02406C0061392012 decided that no NOC is required for the development of privately owned denotified land.'* (Refer Annexure-II)

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1.5 The regulations for enabling the Planned Development of Privately Owned were notified vide Notification No. S.O.3249(E) dated 4th July 2016 (Annexure-III)

1.6 The applicant submitted plans to South DMC, South DMC after verification of documents referred the matter to DDA for incorporation of the said land in the approved layout plan.

1.7 The case was put up in the 367th Screening Committee Meeting vide Item No.23/2019 dated 26.02.2019. The Agenda was withdrawn with the following observations :- (Refer Annexure-IV)

1. *It was pointed out that while preparing the layout plan for the privately owned land in case of areas where layout plans are available or to be prepared all these cases have certain unique issues vis a vis variable plot sizes/shapes, unplanned development around such plots, accessibility for such plots landuse, either the road network already established is too narrow or in some cases, it has an accessibility for the existing planned development.*
2. *It was also pointed out that in case of the facility corridor, no details/plans are readily available of the already developed plots with the Planning Department (sanctioned by concerned agencies). In addition, there are certain land parcels falling in the designated Green/ Recreational Areas as per the MPD-2021, which may also have specific issues, and required to be dealt at site conditions.*
3. *The issue regarding the examination of proposal by the concerned ULBs w.r.t. the step 1 as per the SOP (i.e. verification from the Revenue records, its applicability etc.) has also not been provided.*
4. *After detailed discussions and deliberations, it was decided that DDA shall only examine and limit its roles to external planning in case of already prepared Layout Plans. In case of pockets and land parcels, where no Layout Plan is available a set of some generic principles need to be formulated by Planning, Architecture and Landscape Departments. These Guidelines shall be put up and be placed in the next Technical Committee Meeting.*

1.8 In view of the decision at 1.7(4) above a meeting was held in the chamber of VC, DDA and it was decided to put up all the cases for approval of Layout Plan , where an approved Layout plan already available/exists, in the next Screening Committee .All other compliance of statutory regulations notified with SO 3249 (E) dated 04.07.2016 alongwith fulfilment of all the requirements as laid down in the standard operating procedure for grant of permission for planned development of privately owned land issued by DDA and other charges shall be seen by the concerned MCD before the sanctioning of Building Plans.

19.2.19 Vide 368 dt 4.2.2019

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2.0 LOCATION:

The plot under reference forms part of the Integrated Housing Scheme of Sector-B, Pocket-1, Vasant Kunj and is irregular in shape. The Plot under reference is surrounded by built up DDA flats and is bounded as under.

North West	-	Parking, DDA housing, Lawn
South	-	13.0 M wide R/W road
East	-	13.0 M wide R/W road and Primary School
West	-	13.0 M wide R/W road

3.0 EXAMINATION:

3.1 DDA prepared a scheme in the year 1987 in the name of SFS Housing at Sector - B, Pocket-1, Vasant Kunj New Delhi, for planned development of area including the plot under reference, wherein a proposal for DDA 4 storied walkup housing is approved. Being a very old scheme, the details of approval of the scheme from SCM are not available in the office records.

3.2 The case of the applicant for approval of building is being processed in SDMC as per notification dated 4th July 2016. In view of the standard Operating Procedure issued by DDA, Chief Engineer (Bldg.) HQ, South DMC vide letter no. South DMC/D-618 dated 22.01.2019 has forwarded all the files pertaining to the case to DDA. (Refer Annexure-V)

3.3 The Law Officer/SDMC vide his note dated 12.9.18 in File No.02/LP/B/HQ/SDMC/2016 dated 26/10/2016 at page 10/N has stated that the ownership on the basis of Mutation indicated in the Khasra Girdhari dated 29.12.16 may be taken in order. The latest report in this behalf should also be obtained from the Revenue Authority/Deptt. GNCD. (Refer Annexure-V)

3.4 Director(Plg.)/NP vide PA/Dir(Plg.) Narela/2018/24 dated 15.01.2019 & vide no. F15(12)2017-MP/Pt.-VO/38 dated 16.2.2019 has issued the Minutes of meeting regarding Implementation of regulations to enable the planned development of privately owned land notified on 4.7.2018. (Refer Annexure-VII)

3.5 As per standard operating Procedure(S.O.P.) the request for grant of permission for planned development of privately owned land is to be examined in two stages. In the first stage the applicant is to submit all the documents as listed in the S.O.P. and the same has to be examined by DDA/ Local body with respect to land details, land use as per Master Plan/Zonal Plan and use premises of the land with reference to the Layout Plans/Schemes of respective area, applicability of private land policy, verification of ownership of documents. NOC is to be conveyed to the applicant after the application is found in order subject to fulfillment of all statuary requirements. After examination the local body will forward the application to DDA for preparation of Layout plan. The owner submitted the documents in South DMC. Chief Engineer(Bldg.) HQ South DMC has forwarded the application to DDA.

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3.6 The site under reference forms a part of the integrated layout plan of S Pocket-1,Vasant Kunj. The Landuse of the plot is Residential. The p surrounded by 13.0 M R/W road on three sides.

3.7 Due to non-acquisition of the Plot under reference 60 no. of DDA flats, some part of green area, part of 13.0 M R/W road on the western side of primary school & part of parking could not be developed at site by DDA as per the approved layout plan.

3.8 Dy. Director (LM) south west zone vide letter dated 19.2.2019 has forwarded a copy of the part Layout Plan superimposing khasra no. 1230/2 village Mehrauli. **(Refer Annexure-VIII).**

4.0 PROPOSAL:

4.1 The approach of the Group Housing at Sector-B Pocket-1 is from 24M road R/W in the North and Western side, 45M road R/W on the Eastern Side and 75M Road R/W in the Southern Side. The plot under reference forms an integral part of this pocket. Therefore, as per MPD the entire pocket along with plot under reference qualifies for Group Housing.

4.2 On the basis of the above report submitted by Dy. Director (LM) south west zone, Khasra No.1230/2, village Mehrauli has been incorporated in the layout plan of SFS Housing at, Sector - B, Pocket-1, Vasant Kunj for Group Housing.

4.3 The proposal is subject to compliance of all the statutory regulations notified vide S.O.3249(E) dated 4.7.18 regarding 'The regulations for enabling the planned Development of Privately Owned land' and fulfillment of all the requirement as laid down in 'Standard Operating Procedure for grant of permission for planned development of privately owned land' issued by DDA and relevant provisions of Master Plan/UBBL-2016 before the sanctioning of the Building Plan by South DMC.

4.4 South DMC shall verify the area of the Khasra No.1230/2, village Mehrauli, its location, configuration, dimensions etc. from the concerned Revenue Department of Govt. NCT of Delhi / Delhi Municipal Corporation.

4.5 South DMC shall Levy all applicable charges.

5.0 FINANCIAL LIABILITY AND SOCIAL GAIN:

The proposal will generate Housing for the people.

6.0 RECOMMENDATIONS:

Since the present case is the first case being put up after notification of private land policy, therefore, the principles adopted in this case shall also be applied in other similar cases.

The proposal is put up before the screening committee for its deliberations and approval.

7.0 FOLLOW UP ACTION:

After approval of the proposal the owner shall deposit the processing fee and other charges as decided by DDA, thereafter a copy of the authenticated Agenda, Minutes of

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Meeting, approved Plan along with copy of notifications, SOP and Minutes of Technical Committee shall be forwarded to:-

1.	Chief Engineer(Bldg) HQ South DMC	i) For taking necessary action with respect to regulations notified vide S.O.3249(E) dated 4.7.18' for 'The regulations for enabling the planned Development of privately Owned land' and 'Standard Operating Procedure' issued by DDA..
2.	Commissioner (Plg) DDA	
3.	L M Department DDA	
4.	Lands Costing Department DDA	
5.	System Department DDA	For uploading the approved plan in the web portal of DDA.
6.	Owner	For submitting an Affidavit and Indemnity Bond to DDA, stating that DDA shall not be party to any dispute arising at any stage with regard to the location, shape, size and ownership of the plot.

12/4/19
(Meenu Mehrol)
A.D. (Arch.)/SZ

(Vijay Kumar Verma)
D.D.(Arch)/SZ

12/04/19
(Mohan Chandra)
ACA-I (South Zone)

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 368 Screening
Committee Meeting Dt. 22.4.2019
Vide Item No. 44: 2019
Sign.
Name Mohan Chandra
Designation ACA-I (SZ)

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 368 Screening
Committee Meeting Dated 22.4.19
Vide item No. 44: 2019
Dy. Director (Arch.) Co-ordn.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 370 Screening
Committee Meeting Dated 17.6.19
Vide Item No. 66: 2019 (Conf. dt. Minutes)
Dy. Director (Arch.) Co-ordn.

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APPROVED MINUTES OF 368th SCM HELD ON 22.04.2019 AT 12.00 NOON

44:2019	Incorporation of privately owned land in the approved layout plan of SFS Housing at Sector-B,Pocket-1, Vasant Kunj New Delhi in view of " The Regulations for enabling the Planned Development of Privately Owned Land." File no. ACAI/SZ/HUPW/DDA/2019(1)/SCM	The proposal was presented by ACA(SZ). After detailed deliberation, the proposal as reflected in the agenda was **Approved with the observations that the private land in question shall not be bounded by permanent physical barrier.**	ACTION: 1.ACA-I(SZ) 2.CE(Bldg.) HQ south DMC 2.Commr(Plg) 3.LM Deptt 4.Land Costing Deptt 5.Systems Deptt
45:2019	Incorporation of privately owned land in the approved layout plan of SFS Housing at Sector-D,Pocket-1, Vasant Kunj New Delhi in view of " The Regulations for enabling the Planned Development of Privately Owned Land." File no. ACAI/SZ/HUPW/DDA/2019(1)/SCM	The proposal was presented by ACA(SZ). After detailed deliberation the proposal as reflected in the agenda was **Deferred and it was directed to put up the item in the next SCM.**	ACTION: 1.ACA-I(SZ) 2.CE(Bldg.) HQ south DMC 2.Commr(Plg) 3.LM Deptt 4.Land Costing Deptt 5.Systems Deptt
44:2019	Modified utilization plan of vacant land near AU Block, Pitampura along the proposed 40.40 m. Master Plan road RoW. File no. F.3(83)/2001/MP	Due to paucity of time the proposal could not be deliberated upon and it was directed that the item will be discussed in the next SCM	
46:2019	Community Centre at Sector 10, Dwarka. File no. F.39/SA(Dwk)/HUPW/DDA/Pt/SCM/017/	Due to paucity of time the proposal could not be deliberated upon and it was directed that the item will be discussed in the next SCM	

PLACED ON TABLE ITEMS

	Utilization plan of vacant DDA lands w.r.t. finalization of boundary of proposed Group Housing vacant land measuring 14063 sq.m. approx., at Basant Village in residential land use as MPD2021 under Pkg. No.F.1(29)/2005-MP	Due to paucity of time the proposal could not be deliberated upon and it was directed that the item will be discussed in the next SCM	

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 368th Screening Committee Meeting Dated 22.4.19
Vide Item No. 44:2019
Dy. Director (Plg.) Co-ordn.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 368th Screening Committee Meeting Dated 17.6.19.
Page 6 of 7
Vide Item No. 6.1.2.2019 (Conf. Addl. Min of 368th SCM)
Dy. Director (Plg.) Co-ordn.

DELHI DEVELOPMENT AUTHORITY
CE(P)
Approved in 368th Screening Committee Meeting Dated 22.4.2019
Vide Item No. 44:2019
Mohan Chandra
ACA-I (SZ)

368th scm

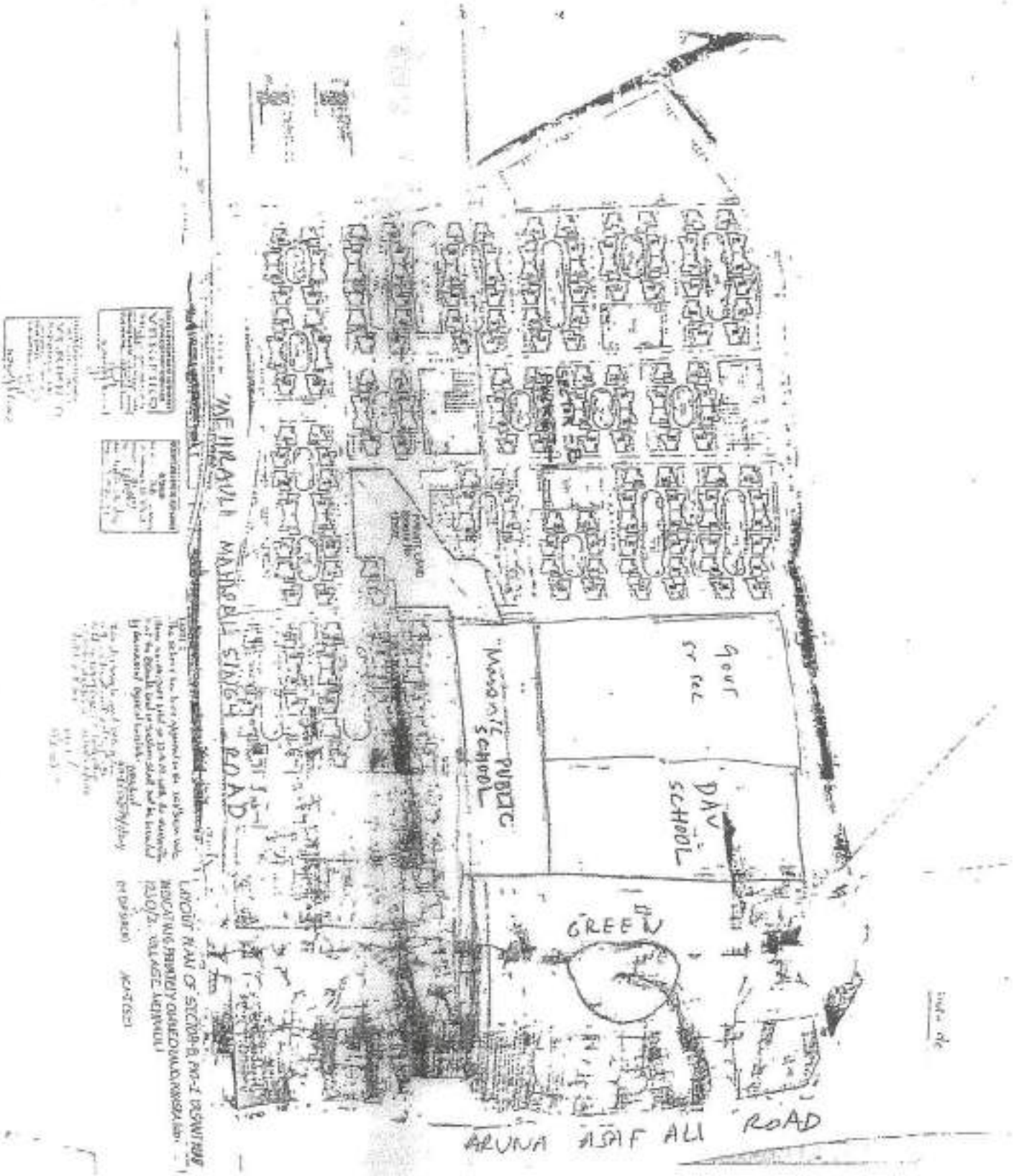
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MEHRAULI MAHIPALPUR ROAD
DAV SCHOOL
GREEN
ARUNA ASAF ALI ROAD

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PROVED MINUTES OF 370th SCM HELD ON 17.06.2019 AT 11.00AM in VIKAS SADAN

	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
61:2019	Confirmation of minutes of 368th SCM and 369th SCM.	The Minutes of 368th SCM held on 23.04.2019 and 369th SCM held on 06.05.2019 were confirmed and approved. Note: In 368th SCM, vide item no:44:2019 in place of file no: ACA-I/SZ/HUPW/DDA/2019 (1) /SCM it may be read as: SA/SZ/HUPW/DDA/2014/SCM	
62:2019	Utilisation plan of DDA land at Dheerpur Phase-I opposite Gandhi Vihar resettlement colony falling in Planning Zone-C, for proposed "Sewage Pumping station"(300 sq.m.) for Delhi Jal Board. File no.F.3(69)99-MP	The proposal was presented by Dir.(Plg)C&G. After detailed deliberation the proposal as reflected in the agenda was Approved.	ACTION: 1.Dir.PlgC&G 2.CE(NZ) 3.SE Elec.NZ 4.LM, NZ 5.LD deptt 6.LS Deptt 7.Hort. wing
63:2019	Part layout plan for providing 200 sq.m. plot for installation of online booster pump at IFC, Narela. File no.F.20(7)/96-MP/Pt-1	The proposal was presented by Dir.(Plg.)NP. After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1.Engg wing civil 2 Engg. wing elect. 3.LD wing 4.DJB 5.Hort.Deptt.
64:2019	Proposed part layout plan for wholesale and warehousing plots at Integrated Freight After detailed deliberation, The proposal was presented by Dir.Plg.NP. the proposal as reflected in the agenda was Approved. Complex, Narela sub-city for utilization of vacant land. Fileno.F.3(01)/2012-MP/Vol.II	The proposal was presented by Dir.(Plg.)NP. After detailed deliberation the proposal as reflected in the agenda was Approved.	ACTION: 1.Dir.Plg.NP 2.Engg wing 3.LD wing 4.Electrical wing
65:2019	Modification in the Layout plan of Sector-19(I) due to Sub Division of PSP plot measuring 25162 sq.m.approx,. for carving out plots for State Bhawan/State Guest House. Fileno.F4(19)2006/Plg./Dwk./Ph-II/Pt.I/	The proposal was presented by Dir.(Plg)Dwk. After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1.Dir.Plg. Dwk 2.CE Dwk 3.SE Elect. 4.LD Wing

370th SCM

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 368 Screening
Committee Meeting Dated 22.4.19
Vide Item No. 44:2019
Dy. Director (H.) Co-ordn.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 370 Screening
Committee Meeting Dated 17.6.19
Vide Item No. 61:2019 (Conf.)
Dy. Director (H.) Co-ordn.

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ANNEXURE R-5

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LAID ON TABLE Item No. 47/TC/2019
Minutes of the Technical Committee Meeting held on 23.12.2019.

Subject: Applicability of Development Control Norms with reference to privately owned land in the approved layout plan of SFS Housing at Sector –B, Pkt.-I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4th July 2018.

1.0 BACKGROUND:

1.1 "The Regulations for enabling the planned development of privately owned land" were notified on 4th July 2018.

1.2 In pursuance to the notification proposal of incorporation of privately owned land in the layout plan of SFS Housing at Sector B, Pkt.-1, Vasant Kunj was approved by the 368th Screening Committee Meeting held on 22.04.2019. The proposal contained in the agenda was approved with observations that privately owned land in question shall not be bounded by permanent physical barrier. The proposal approved by the Screening Committee was as follows:-

(i) *The approach of the Group Housing at Sector-B Pocket-I is from 24 M. road R/W in the North and Western Side, 45 M. road R/W on the Eastern Side and 75 M. road R/W in the Southern Side. The plot under reference forms an integral part of this pocket. Therefore, as per MPD the entire pocket alongwith plot under reference qualifies for Group Housing.*

(ii) *On the basis of the above report submitted by Dy. Director (LM) south west zone, Khasra No. 1230/2, village Mehrauli has been incorporated in the layout plan of SFS Housing at, Sector-B, Pocket-I, Vasant Kunj for Group Housing.*

(iii) *The proposal is subject to compliance of all the statutory regulations notified vide S.O. 3249(E) dated 04.07.2018 regardin 'The regulations for enabling the planned development of Privately Owned Land 'and fulfillment of all the requirement as laid down in 'Standard Operating Procedure for grant of permission for planned development of private owned land' issued by DDA and relevant provisions of Master Plan/UBBL-2016 before the sanctioning of the Building Plan by South DMC.*

(iv) *South DMC shall verify the area of the Khasra No. 1230/2, village Mehrauli, its location, configuration, dimensions etc. from the concerned Revenue Department of Govt. of NCT of Delhi/Delhi Municipal Corporation.*

(v) *South DMC shall levy all applicable charges.*

2.0 EXAMINATION:

2.1 After the approval of the Screening Committee as a follow up action the owner was to submit an Affidavit and Indemnity Bond to DDA stating that DDA shall not be party to any dispute arising at any stage with regard to location, shape, size and ownership of the plot. The owner subsequently submitted Indemnity Bond vide letter dated 05.09.2019 and deposited an amount of Rs. 20,000/- (Twenty Thousand Only) as processing fees @ Rs. 10,000/- (Ten Thousand Only) per Acre subject to approval by the Ministry of Housing and Urban Affairs. The payment has been verified by Dy. CAO (PE), DDA dated 09.09.2019.

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2.2 The decision of the Screening Committee was conveyed to Chief Engineer (Bldg.) HQ vide letter No. F.No.ACA-I/SZ/HUPW/DDA/2019(4)/SCM/SDMC/D-02 dated 16.09.2019 for taking further necessary action by South Delhi Municipal Corporation.

2.3 The Chief Engineer. (Bldg.) SDMC forwarded the file on the subject seeking clarification regarding decision taken in the Screening Committee. The clarifications sought by SDMC is as follows:-

1) *It has been mentioned in the letter dated 16.09.2019 of DDA that the privately land under reference shall not be bounded by physical barrier. Being group housing project, the EWS & Community Services may also be part of Group Housing, therefore, it may be clarified by DDA that how this can be achieved without permanent physical barrier with the surrounding DDA Flats.*

2) *In the letter of DDA, it has been mentioned that the entire pocket B-1 qualifies for the Group Housing. However, it has not been clarified whether this individual plot under reference qualifies for Group Housing or not and whether it can be treated as an independent plot of Group Housing or no.*

3) *The plot under reference abuts the road which is 10.66 meter wide while as per MPD-2021; the minimum road width requirement for group housing is 18 meters. This needs clarification/relaxation from DDA. Moreover, the density of the Group Housing may be taken as per MPD-2021 or MPD-2001, has not been mentioned in the letter of DDA.*

4) *The plot under reference is part of the approved comprehensive scheme of DDA for pocket B-1, however, DDA has not provided the modified layout plan of the area. As per Private Land Policy dated 04.07.2018, the agency who has prepared the Layout Plan shall amend its existing layout plan. As such, DDA may be requested to provide a copy of the modified Layout plan of the area showing the boundaries and dimensions etc. of the plot under reference.*

5) *As far as height of the building is concerned, in this regard para 5.5 of the Development Control Norms of private Land Policy read as Under:*

"Land parcels falling within the already approved or developed schemes of DDA/ULBs/other government bodies shall be in conformity with the surrounding development, irrespective of applicable developed control norms. The development of such land will governed by the use/activity and the development control norms of the surrounding development (subject to availability of required infrastructure services), maintaining the planned development around the land parcel".

In the vicinity of the plot under reference there exists 3 stories flats constructed by DDA having height less than 15 meters. Whether the height more than 15 meters can be considered in the present case, may be clarified by the DDA.

6) In the letter of DDA, it has been mentioned that location, configuration, dimension etc. may be taken up from Revenue Deptt. In this regard, it is pertinent to mention here that the said land was shown by the DDA for development of DDA flats of Pocket B-1. Being the land for development of DDA flats, the Layout Plan of which was also approved by the DDA. Hence, the requisite clarification w.r.t. location, configuration, dimensions etc. be done by the DDA with the Revenue Department. As such, location, configuration, dimensions etc. be super-imposed along with the Khasras in the modified layout plan which may be done by the DDA.

2.4 Sr. Architect (South Zone) vide letter No. F.PA/Dir(Plg.)/Narela/2018/319 dated 09.12.2019 was requested to provide the clarifications on the issues raised by South Delhi Municipal Corporation as per Integrated Housing Scheme of DDA, Vasant Kunj, Pkt. B-I.. Sr. Architect (South Zone) vide note No. SA/SZ/HUPW/DDA/2014/SCM/D-38, dated 17.12.2019 provided the following comments-

(i) The private land under reference shall not be bounded by permanent physical barrier is the observation of SCM, referred in the letter. The EWS and community services may be provided as per the provisions of MPD.

(ii) In para 4.1 under 'Proposal' it is mentioned that "the plot under reference forms an integral part of the pocket. Therefore, as per MPD the entire pocket along with plot under reference qualifies for Group Housing". Therefore, it cannot be treated as an independent plot of Group Housing.

(iii) The entire pocket at Sector-B, Pocket-I is a Group Housing Plot which is bounded by 24 M. road R/W in the North and Western side, 45 M. road R/W on the Eastern side and 75 M. road R/W on the Southern side. The development controls norms shall be as per Clause 5.5 of the 'Regulations for enabling the Planned Development of privately owned lands' dated 4th July, 2018.

(iv) The copy of the approved agenda, minutes along with the Layout plan of Sector-B, Pocket-I, Vasant Kunj incorporating, KH. No. 1230/2, Village Mehrauli were forwarded to Commissioner (Plg.). In the Layout Plan, tentative location of KH. No. 1230/2, is marked. As per Para-3 of Minutes of Meeting dated 15.01.2019 issued by Director (Plg.) HQ, documents pertaining to ownership etc. may be got verified by the local body from Revenue Deptt., GNCTD.

(v) The issue is regarding permissible Height of building. The statutory provisions of para 5.5 of 'the regulation for enabling the planned development of privately owned land' shall be complied. This issue is clarified in para 4.3 of the agenda.

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(vi) *The issue is regarding location, configuration, dimension etc. to be taken up from Revenue Deptt. In this context it is clarified that as per Para-3 of Minutes of Meeting dated 15.01.2019 issued by Director (Plg.)NP documents pertaining to ownership etc. may be got verified by the local body from Revenue Deptt., GNCTD. After examination the same shall be forwarded to DDA for further necessary action for preparation of layout plans, alteration and addition etc.*

3.0 PROPOSAL:

3.1 The issue regarding location, configuration, dimension etc. to be dealt by the DDA. The verification of ownership documents from the Revenue Deptt. is to be dealt by local bodies.

3.2 The matter regarding applicability of Development Control Norms and Height in this matter as per the Para 5.5. of the Regulations for enabling planned development of the privately owned land is placed before the Technical Committee for its deliberation.

4.0 RECOMMENDATION:

The proposal contained in Para-3 above is placed for consideration of Technical Committee.

Addl. Commissioner (Plg.)-II	Dy. Director (Plg.) Zone-F&H (part)	Asstt. Dir. (Plg.) Zone-F&H/part

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"DECISION"

47/2019	Applicability of Development control norms with reference to privately owned land in the approval layout plan of SFS Housing at Sector – B, Pkt. – I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4th July – 2018.	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan was approved in the 366th Screening Committee held on 22.04.2019. Further, Chief Engineer (Building) SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified. 1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP. 2. The said plot u/r is part of existing integrated layout plan. 3. The same has already been clarified in point no.1. 4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda. 5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies. 6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD. It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines. Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
Approved in 11th Technical Committee Meeting Dt. 23.12.2019
Vide Item No. 47/TC/2019
Addl. Director Master Plan
Addl. Director Master Plan

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ANNEXURE R-6

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ANNEXURE-2

FORM- B-1

(Chapter 2, Para 2.1)

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GRANT OF SANCTION

NAME OF THE SANCTIONING AUTHORITY MUNICIPAL CORPORATION OF DELHI

Building Department (HQ) / HQ Zone

File No. 101/18122 Dated: 13/05/2024

To,

Mr. Lalit Jain and Lalit Jain HUF through its Karta Mr Lalit Jain ,Mr. Pradeep Jain HUF through its Karta Mr Pradeep Jain,Mrs. Pramukhta Jain Pradeep Jain Neelam Jain Kunal Mahajan ,Mr. Rakesh Mahajan HUF through its Karta Mr Kunal Mahajan ,Mrs. Nalini Mahajan Through its GPA Mr Kunal Mahajan all through their SPA Mr Rohit Sejwal
Kh. No. 1230/2 Sector -B pocket -1 Vasant kunj New Delhi ,Kh. No. 1230/2 Sector -B Pocket -1 Vasant kunj New Delhi.,Kh.no. 1230/2 Sector -b Pocket -1 Vasant Kunj New Delhi.,Kh. No. 1230/2 Sector -B Pocket -1 Vasant kunj New Delhi,Kh. No. 1230/2 Sector -B Pocket-1 Vasant kunj New Delhi
New Delhi

GRANT OF SANCTION

Sub: Sanction Under Clause 336 of Delhi Municipal Corporation Act, 1957

Dear Sir/Madam,

With reference to your application dated **09/02/2024** for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot no. **1230/2** Pocket no. _____ Block no. **Sector B**,Sector no. _____, Situated in/ at **Kh.No.1230/2 Sec - B Pkt- 1 Vasant kunj New Delhi Part of Revenue Estate of Village Mehrauli New Delhi.** I have to state that the same has been sanctioned on **22/03/2024** by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 12 day of month May year 2029.

2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.

3. Violation of building bye-laws will not be compounded.

4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remains unnoticed the SOUTH DELHI MUNICIPAL CORPORATION reserves the right to amend the plans as and when the infringement comes to its notice and SOUTH DELHI MUNICIPAL CORPORATION will stand indemnified against any claim on this account.

5. The party shall not occupy or permit it to occupy the building or use permit the building or part there of affected by any such work until occupancy certificate is issued by the sanctioning Authority.

6. SOUTH DELHI MUNICIPAL CORPORATION will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the SOUTH DELHI MUNICIPAL CORPORATION may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.

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7. The door and window leaves shall be fixed in such a way that they shall not when open project on any street.

8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.

9. The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules and as per the requirement of Delhi Vidut Board from the voltage lines running on any side of the site.

10. The land left open on consequences of their enforcement of the set back rule shall form part of the public street.

11. The thickness of outer walls will be maintained at least 0.23 mt. (9").

12. The basic levels should be got ascertained from the concerned at the site of the construction.

13. The owner will display boards of minimum size of 3 ft. X 4ft. indicating the following

i. Plot No. and location

.....

ii. Name of lessee/owner

.....

iii. Use of the property as per lease deed

.....

iv. Date of sanction of Building Plan with No.

.....

v. Sanction valid up to

.....

vi. Use of different floors and areas sanctioned

.....

vii. Name of the Architect & his address

.....

viii. Name of the contractor and his address

.....

14. The provision of the display board on the construction site is a mandatory requirement and non-compliance of the same will invite a penalty of Rs. 5000/-.

15. It will be ensured that the construction / demolition work shall be carried out in such a manner that no disturbance/nuisance is caused to residents of the neighborhood.

16. It will be ensured by the owner and the Architect that during the construction the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Annexure XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt.

17. Intimation of Completion of work up to Plinth Level, Plinth Level inspection and the issue of Plinth level Inspection shall be done as per procedures laid down in the Chapter 2 of these bye-laws

18. The building shall be constructed strictly in accordance with the sanction plan as well as in accordance with the

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Bye-Laws, and the structural Design including safety from any natural hazards duly incorporated in the design of the building as per the Government Of India Notification issued time to time and Annexure VII of theses Bye Laws 51

19. The mulba during the construction will be removed on weekly basis. If the same is not done, in that case the local body shall remove the mulba and the cost shall be borne by the owner of the plot.

20. During construction, it is mandatory on the part of the owner to properly screen the construction site of the main road by means of erecting a screen wall not less than 8 ft. in height from ground level which is to be painted to avoid unpleasant look from the road side. In addition to this a net or some other protective material shall be hoisted at the facades or the building to ensure that any falling material remains within the protected area.

21. Noise related activities will not be taken up for construction at night after 10.00 PM.

22 (i) Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.

(ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.

(iii) The construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

(iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

(v) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

(vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

(vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and construction debris relatable to dust emission.

(viii) It shall be the responsibility of every builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.

(ix) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.

(x) Compulsory use of wet jet in grinding and stone cutting.

(xi) Wind breaking walls around construction site.

(xii) All efforts to be made to increase the tree cover area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.

(xiii) All the builders who are building commercial, residential complexes which are covered under the EIA Notification of 2006 shall provide green belt around the building that they construct.

23. The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/ Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.

24. No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural

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structural codes.

25. The sanction will be void ab initio if any material fact has been suppressed or mis-represented of if auxiliary conditions mentioned above are not complied.

Plot No. 1230/2 Pkt No. .....
Block No. Sector B Sector No. .....
Situated in/at Kh.No.1230/2 Sec - B Pkt- 1 Vasant kunj New Delhi Part of Revenue Estate of Vill Mehrauli New Delhi.
Delhi.

Note: - Given below is the Remark provided by concern sanctioning authority:-

"This Online sanction of building plan has been accorded based on the Documents / E-Undertaking / Plans / Details uploaded by the Architect / Owner and NOC / approvals issued by all other Agencies. The genuineness/correctness of the uploaded documents lies with the owner/architect. The MCD will not be held responsible for any dispute that arises in future. If, any discrepancy/misrepresentation/fraudulent statement in contravention of UBBL-2016, MPD-2021, ZDP/NEC Code and NOC/Approval of other Agencies are found/noticed at any stage, in that case, the MCD shall be at liberty to take action as per law against the Owner / Architect / Engineer.

1. NOC has been issued by DFS vide letter No. F6/DFS/MS/BP/2024/41 DATED 15.02.2024.

2. NOC has been issued by DUAC vide letter No. OL-13022455078 DATED 19.02.2024.

3. NOC has been issued by AAI vide letter No. AAI/RHQ/NR/ATM/NOC/2023/744/3056-59 DATED 25.10.2023 VALID UPTO 24.10.2031.

4. NOC has been issued by DELHI JAL BOARD VIDE DJB/EE(M)-45/2024/520 dated 01.02.2024.

5. The Applicant will deploy Anti-Smog Gun at the site during construction as per office order No. South D.M.C./Addl.Cm.(Engg.)/2020/25 dated 20/02/2020, in compliance of directions issued by the Hon'ble Supreme Court of India in WP (C) No. 13029/1985 (M.C. Mehta V/s Union of India & Others).

6. All conditions mentioned in the above NOCs / Approvals of other agencies shall be adhered to during and after construction.

7. The Unified Building Bye Laws-2016 (Amended up to date) and Green Building Norms, as per Chapter-10 of UBBL-2016 (as applicable), be adhered to during construction.

8. The Building proponent will get his project registered on DPCC (Delhi Pollution Control Committee) portal.

9. If any Tree is required to be cut/fell down the prior approval of Competent Authority is to be obtained.

10. The Environment clearance shall be obtained before undertaking the construction work.

11. The applicant/architect has availed the FAR on gross area of plot, he will hand-over the land to road widening agency during the course of construction and before applying for occupancy-cum-completion certificate.

12. The owner will obtain CC before occupying the building.

13. (i) The applicant will not provide any physical barrier and remove the boundary wall as per the condition imposed by the Technical Committee of DDA.

(ii) That the condition of Screening Committee held on 22.04.2019 and clarification/observation of 11th Technical Committee for the year 2019 held on 23.12.2919 shall be adhered to in true letter and spirit.

14. All the conditions mentioned in the sanctioned note shall be adhered to during and after construction.

15. The non-compliance may lead to the revocation of the Building Plan.

"

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Encl: One set on sanctioned plan

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Yours Faithfully
Assistant Engineer (Building)
HQ /HQ Zone(digital signature)
For Commisioner MCD

Copy to: (1) E.E. (B)South Zone
(2) AA & C (HQ/HQ Zone)

Signature Not Verified
Digitally signed by RAMESH CHANDER SHARMA
Date: 2024.05.18 14:58:57 IST

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ANNEXURE R-7

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सत्यमेव जयते

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

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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/envision 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 *bona fide* 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 *bona fide* 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)

I. 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, 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.
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.

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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.

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

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Additional EC Conditions

N/A

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.
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.

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

Group Housing by R R Texknit LLP. by R R Texknit LLP located at SOUTH WEST,DELHI			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/481309/2024	DPCC/SEIAA-IV/P2/C-489/DL/2024	25/06/2024	Building / Construction (8(a))

3.4.2. Project Salient Features

1. The Proposal is for grant of EC for "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.

2. The Project is located at **Latitude:** 28°31'17.13"N; **Longitude:** 77° 9'34.96"E.

3. **Area Details:**

The total plot area of the project is 5353.61 sqm. The proposed total built-up area is 25650 sqm. Proposed ground coverage is 1517.99 sqm. The Proposed FAR Area is 12,168.16 sqm and Proposed Total Non-FAR Area is 5,701.12 sqm. Total basement area will be 7,380.72 sqm. The total no. of Basements will be 3 nos. Total no. of expected population will be 792 persons. Total nos. of Units will be 74 (EWS DU's: 32 & CSPs: 32). Total no. of towers will be 3 nos (3B+S+9, 3B+S+9, 3B+S+9). Max. building height will be 33.25 m.

4. **Water Details:**

During Construction Phase: Total water requirement will be 25 KLD, out of which fresh water will be 20 KLD and treated water will be 5 KLD which will be taken from nearby DJB STP. Fresh water requirement for domestic purposes will be 12 KLD and for Anti-smog guns will be 8 KLD.

During Operational Phase: Total water requirement of the project will be 95 KLD which will be met by 57 KLD of fresh water from DJB and 38 KLD treated water from in house STP. Total waste water generated from the project will be 74 KLD which will be treated in house STP of 110 KLD capacity. Treated water from STP will be 67 KLD out of which 38 KLD will be recycled and reused for Flushing (28 KLD) and Gardening (10 KLD). Rest of the treated water i.e. 29 KLD will be discharged into the sewer line.

5 RWH pits have been proposed for rainwater harvesting.

5. **Solid Waste Details:**

During Construction Phase, about 38 Kg/day of municipal solid waste will be generated which will be disposed of at the solid waste site.

During the Operation Phase, Total solid waste generated from project will be 348 Kg/day. Out of which 209 kg/day will be Biodegradable waste, 111 kg/day will be recyclable waste and 28 kg/day will be plastic waste. The biodegradable wastes will be composted in an onsite OWC. The recyclable will be given to authorized recyclers.

14 lit/month of used oil will be generated from the Generator sets which will be given to authorized recyclers.

6. **Power Details**

During Operation Phase, Total power requirement will be 1022 KW which will be met by the BSES Rajdhani Power Limited. For power back up, 2 no. of GG sets of total capacity 1000 KVA (2x500 KVA) will be installed.

Solar photovoltaic power panels of minimum 102.2 KVA (10% of total power load) will be provided.

7. **Parking Facility Details:** Total proposed parking is 290 ECS.

8. **Eco-Sensitive Areas Details:** Distance of Okhla Wildlife Sanctuary from project site is 13.93 Km and from Asola Wildlife Sanctuary is 5.79 Km.

9. **Plantation Details:** The proposed green area is 2094.840 sqm (39.7 % of plot area). Total no. of proposed trees is 56 nos. within project site. Currently, there are 11 trees present at the boundary of the site.

10. **Cost Details:** Total cost of the project is approx. Rs 145 Crores.

Based on the information furnished, documents shown & submitted, presentation made by the project proponent the SEAC sought the following information:

1. PP to explore the possibility of discharging excess treated water into nearby water bodies/green land with due permission from competent authority.
2. Proposal for installing STP and OWC on the same floor.
3. Proposal for utilising filtrate from filter press of STP into holding tank and revised schematic/line diagram of STP to be submitted showing true details including flow meters installation. O&M cost of STP & OWC be mentioned in the EMP cost.
4. Revised solar energy utilization to achieve atleast 10 % of power load requirement or submit maximum permissibility.
5. Revised parking proposal to achieve atleast 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
6. Revised EMP (Environment Management Plan) for including cost of Environment Management Cell and dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM2.5, PM10.
7. Revised traffic management plan incorporating the requisite entry/exit infrastructure improvements to be provided/ undertaken by the project proponent to ease the vehicle movement within the project premises.
8. Revised proposal with mitigation measures in detail regarding heat island effect such as realistic shaded tree plantation etc

S.No	Information sought by SEAC during SEAC meeting dated 12.07.2024	Reply submitted on 15.07.2024
	PP to explore the possibility of discharging excess treated water into nearby water bodies/green land with due permission from the	Excess treated water will be reused in adjoining DDA park.

	competent authority.	
	Proposal for installing STP and OWC on the same floor.	An organic waste composter (OWC) & STP will be installed in the 3rd Basement. Plan showing the location of OWC & STP is attached as annexure.
	Proposal for utilizing filtrate from filter press of STP into holding tank and revised schematic/line diagram of STP to be submitted showing true details including flow meters installation. O&M cost of STP & OWC be mentioned in the EMP cost.	Revised Schematic of STP considering the following is attached as annexure 1. utilization of filtrate from filter press of STP into holding tank and 2. installation of flow meters at inlet & outlet Revised EMP cost including Operation & maintenance cost of STP & OWC is given as annexure.
	Revised solar energy utilization to achieve at least 10 % of power load requirement or submit maximum permissibility.	10% i.e. 102.2 KW of the total power load (1022 KW) will be provided as solar energy.
	Revised parking proposal to achieve at least 30 % of the ECS for electric vehicles. In addition, provision should be made to allow the extension of electric charging facilities to all parking slots in the future.	We will provide the provision of 30 % of the total parking for electric vehicles. Also provision will be made to allow extension of electric charging facility to all parking slots in the future. Revised parking calculations are given as annexure.
	Revised EMP (Environment Management Plan) for including the cost of Environment Management Cell and dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with the provision of video fencing and sensors for monitoring PM2.5, PM10.	Revised Environment Management Plan cost including the cost of dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with the provision of video fencing and sensors for monitoring PM2.5, PM10 and cost of Environment Management Cell during operation phase is given as annexure.
	At least 04 Anti-Smog Gun shall be installed before starting the construction and water demand needs to be revised accordingly.	04 Antismog Guns will be installed before starting the construction. 08 KLD water will be used by 04 no. of Antismog Guns & the water demand calculation is given as annexure.

	Revised traffic management plan incorporating the requisite entry/ exit infrastructure improvements to be provided/ undertaken by th e project proponent to ense vehic le movement within the project p remises.	The revised traffic circulation plan incorporating the r equisite entry/exit is attached as annexure.
	Revised proposal with mitigation measures in detail regarding heat island effect such as realistic sha ded tree plantation etc.	Following mitigation measures will be taken for maint aining the temperature: Native shaded trees all along the drive ways within th e site. All the building terraces must be topped with either v egetation or with high Solar Reflective Index (SR I) >78 finishes to mitigate UHIE. Minimizing the hard paved areas and maximizing the landscape areas including native trees plantation w ith big canopy. Revised tree species are given below:

List of Proposed Trees

S.No.	Common Name	Botanical Name	No. of trees
1.	Kachnaar	*Bauhinia purpurea*	4
2.	Mexican Silk Cotton	*Chorisia Speciosa*	6
3.	Indian Redwood	*Chukrasia Tabularis*	6
4.	Indian Coral Tree	*Erythrina Variegata*	4
5.	Pride of India	*Lagerstroemia Thorelli*	5
6.	Maulsari	*Mimusops Elengi*	22
7.	White Champa	*Plumeria Alba*	9
	Total		56

3.4.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :12/07/2024

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Deliberations of SEAC 1 :

After due deliberations, the SEAC in its 146th meeting held on 12.07.2024 has recommended the following:

Based on the information furnished, documents shown & submitted, presentation made by the project proponent the SEAC sought the following information:

1. PP to explore the possibility of discharging excess treated water into nearby water bodies/green land with due permission from competent authority.
2. Proposal for installing STP and OWC on the same floor.
3. Proposal for utilising filtrate from filter press of STP into holding tank and revised schematic/line diagram of STP to be submitted showing true details including flow meters installation. O&M cost of STP & OWC be mentioned in the EMP cost.
4. Revised solar energy utilization to achieve atleast 10 % of power load requirement or submit maximum permissibility.
5. Revised parking proposal to achieve atleast 30 % of the ECS for electric vehicle. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
6. Revised EMP (Environment Management Plan) for including cost of Environment Management Cell and dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and sensors for monitoring $PM_{2.5}$, PM_{10}.
7. Revised traffic management plan incorporating the requisite entry/exit infrastructure improvements to be provided/ undertaken by the project proponent to ease the vehicle movement within the project premises.
8. Revised proposal with mitigation measures in detail regarding heat island effect such as realistic shaded tree plantation etc.

3.4.4. Deliberations by the SEAC in current meetings

PP during SEAC meeting dated 25.07.2024 submitted an undertaking that they will plant shaded native trees instead of White Champa and the new proposed species will be Kachnar and Maulsari.

Based on the information furnished, documents shown & submitted, and presentation made by the project proponent the SEAC in its meeting dated 25.7.2024 recommends the case to SEIAA for grant of Environmental clearance imposing the following specific and general conditions:

3.4.5. Recommendation of SEAC

Recommended

3.4.6. Details of Environment Conditions

3.4.6.1. Specific

Air, water, waste, aesthetics, climate change, energy, green		
1.	1. Treated water of DJB STP should be used for construction purposes with tertiary treatment of treated water of DJB STP. PP to ensure it is fit for construction use. 2. During construction phase, only drinking water required by the labourers and the other fresh	

water requirement for Anti-Smog Gun is allowed to be supplied through tankers.

3. Bills/Receipt issued by DJB against purchase of treated water from STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will also be provided.
4. The project proponent shall adhere to the total water requirement – 95 KLD, Fresh water requirement – 57 KLD, Treated water requirement –38KLD shall be used for reuse & recycling in Flushing (28 KLD), Gardening (10 KLD)) and excess treated waste water (29 KLD) shall be given to nearby parks with prior permission of competent authority.
5. As proposed, fresh water requirement shall not exceed 57 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DDA/DJB/NDMC/ DIAL/ Concerned Authority.
6. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, gardening, cooling etc.
7. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
8. Internet of Things (IoT) based Flow Meters/ Sensors should be installed to monitor consumption of fresh water as well as treated water and log book for these flow meters be maintained in a regular manner. Flow meters shall be installed at Inlet of STP, outlet of STP, inlet of flushing tanks, inlet of cooling water tanks and reuse line for horticulture purposes and at the outfall/ sewer connection to be provided only for emergency discharge purposes with prior intimation to regulatory authority. Calibration for all the Flow meters shall be maintained on quarterly basis.
9. All sensor/meters based equipments should be calibrated on quarterly basis.
10. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometers should be submitted alongwith EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
    a) Shared with DJB (ground water division) on quarterly basis.
11. No. of Rain water harvesting pit shall be 5 nos. and Rain water storage tank of capacity of min. 1 day of total fresh water requirement shall be provided. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
12. 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. Wet garbage shall be composted in organic waste converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site. SWM Rules 2016 be complied.
13. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit. PP shall ensure compliance of C&D waste Management rules, 2016.
14. PP shall purchase RMC from Ready-mix Concrete plant consented by DPCC
15. The PP shall store all the construction material within the project site. Provision shall be made for providing facilities such as mobile toilets, safe drinking water, medical healthcare, crèche etc for the construction workers hired locally.
16. Construction activities will be allowed only during day-time period.
17. The Project Proponent should take measures for control of Dust Pollution during construction phase in the Environmental Management Plan by taking measures as per MoEF&CC Notification No. GSR 94 (E) dated 25.01.2018/Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time.
18. PP to register on Dust Pollution Control Self-Assessment Portal and provide provision of video fencing and sensors for monitoring PM 2.5, PM 10. Atleast 04 Anti-Smog Gun shall be installed before starting the construction.
19. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and

demolition work. Regenerating plastic panels should be used instead of GI sheets.

20. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
21. PP should install the air filters in the basement consisting of advanced adsorption technologies.
22. Air Pollution Mitigation Plan for all points and non points should be implemented.
23. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
24. Atleast 10 % (102.2 KWp) of the total power load to be sourced from Solar (Renewable) energy.
25. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
26. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
27. Energy audit shall be carried out periodically to review energy conservation measures.
28. Exposed roof area and covered parking should be covered with material having high solar reflective index.
29. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.
30. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
31. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
32. Green belt development surrounding the site, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
33. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
34. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 41.5 Lacs and recurring cost of Rs. 7.5 Lacs/ year during construction phase and capital cost of Rs. 145 Lacs and recurring cost of Rs. 26.9 Lacs/ year during operation phase.
35. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
36. The Environment Management Cell consisting of 1 Environment Officer, 1 Maintenance Incharge, 1 Air Management incharge, 1 Waste water Management incharge, 1 Waste Management incharge, 1 EHS engineer having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
37. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
38. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
39. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
40. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.

	41. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner. 42. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment. 43. Lubrication will be carried out periodically for plant machinery. 44. Building design should cater to the differently-abled citizens.

3.4.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
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.
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.
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.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
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.
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.
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.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
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.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality

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	at the site. 62
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.
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.
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.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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.
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.
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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
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.
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

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	surface water sources, ensuring that there is no impact on other users. 63
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.
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.
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.
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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
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.
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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
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.
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.
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.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
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.
2	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made

0.	to mitigate the odour problem from STP. 64
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.
Noise monitoring and prevention	
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.
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.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, car plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
Energy Conservation measures	
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.
2.	Outdoor and common area lighting shall be LED.
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.
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.	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.
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.
Waste Management	
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.
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.
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.
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. 65
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.	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.
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.
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.
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.
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.
Green Cover	
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).
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.
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.
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.
Transport	
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.
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.
null	

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.
Human health issues	
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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
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.
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.
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.
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.
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.
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.
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
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.
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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
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.
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).
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.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
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.
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.
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.

3.5. Agenda Item No 5:

3.5.1. Details of the proposal

Modification and Expansion of Indian Institute of Technology located at Hauz Khas, Delhi by Indian Institute of Technology by INDIAN INSTITUTE OF TECHNOLOGY located at SOUTH,DELHI			
Proposal For		Amendment in ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/DL/INFRA2/483998/2024	DPCC/SEIAA-IV/C-47 0/DL/2023	28/06/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

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दिल्ली नगर कला आयोग
कोर-6ए, भूमी एवं प्रथम तल, भारत पर्यावास केन्द्र,
लोधी रोड, नई दिल्ली–110003
(सांविधिक निकाय, आवासन और
शहरी कार्य मंत्रालय, भारत सरकार)

DELHI URBAN ART COMMISSION
CORE-6A, UG & FIRST FLOOR, INDIA HABITAT CENTRE
Lodhi Road, New Delhi-110003
(A Statutory Body of Ministry of
Housing and Urban Affairs, Govt. of India)

February 19, 2024

No. 55(78)/2024-DUAC
OL-13022455078
Request id: 10118122

कार्यपालक अभियंता (भवन) मुख्यालय,
दिल्ली नगर निगम,
सिविक सेंटर,
मिंटो रोड, नई दिल्ली.

विषय: Building plans proposal in respect of Residential Group Housing at Kh No. 1230/2, Sec-B, Pkt-1, Vasant Kunj (Part of Revenue Estate of Village Mehrauli).

महोदय,

"उक्त प्रस्ताव पर आयोग की दिनांक February 15, 2024 को आयोजित बैठक में विचार किया गया था । आयोग की अपेक्षाएं तथा निर्णय इस प्रकार हैं -

"Decisions:

Approved, Observations given.

Observations:

1. The South DMC forwarded (online) the proposal for consideration by the Commission.
2. The building plan proposal received (online) at the formal stage was scrutinised, and the following observations are to be complied with:
   a) Sustainability features shall be as per point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at *www.duac.org.in*.
   b) All water tanks, plumbing pipes, rainwater pipes, service equipment, outdoor air-conditioner units, solar panels etc. should be camouflaged appropriately (in terms of point nos. 10, 11 & 12 of the CPAA (Criterion for Project Assessment and Approval) as available on the DUAC website at *www.duac.org.in*."

Accordingly, the proposal is approved, if the same is otherwise as per provisions of the Delhi Master Plan, Zonal Plan, building bye-laws, fire-fighting regulations and any other instructions of the Govt. of India. Further, compliance of 'Bureau of Indian Standards' norms against earthquake hazards, provisions of availability of municipal services as per Govt. Notification no. K-12016/5/79-DDIA/VA/1B(Pt.) dated June 7, 2000 and provisions for rain water harvesting should be ensured by the concerned local body before releasing the approval.

Yours faithfully,

Secretary

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ANNEXURE R-10

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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/101623/807173

क्षेत्रप्रमाइ। भाक. प्र. बंद्ध। मस भाव। स्वीकृत। स्थ भाती /२०२३/744/3056-59

मालिक का नाम एवं पता	1. Lalit Jain Son of Mr. Lakshmi Chand Jain, 2. Lalit Jain HUF through its Karta Mr. Lalit Jain, 3.	दिनांक/DATE:	25-10-2023
OWNERS Name & Address	R/o House No. 12, Anupam Apartment, M.B. Road, Saket, New Delhi.	वैधता/ Valid Up to:	24-10-2031

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी)
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep,2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	PALM/NORTH/B/101623/807173
आवेदक का नाम / Applicant Name*	Govind Sharma
स्थल का पता / Site Address*	Khasra No. 1230/2 (Old No. 2797/2026/1675/8), Sector-B, Pocket-1, Vasant Kunj, New Delhi., VASANT KUNJ,West Delhi,Delhi
स्थल के निर्देशांक / Site Coordinates*	28 31 18.21N 77 09 32.53E, 28 31 18.74N 77 09 33.49E, 28 31 16.34N 77 09 33.87E, 28 31 16.66N 77 09 34.45E, 28 31 16.25N 77 09 34.74E, 28 31 16.34N 77 09 34.91E, 28 31 15.75N 77 09 35.33E, 28 31 17.48N 77 09 35.98E, 28 31 17.65N 77 09 36.27E, 28 31 16.36N 77 09 36.36E, 28 31 16.11N 77 09 36.52E, 28 31 17.76N 77 09 36.57E, 28 31 17.40N 77 09 37.03E, 28 31 16.88N 77 09 37.40E, 28 31 16.68N 77 09 37.90E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	269.82 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	309.82 M

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भारतीय विमानपत्तन प्राधिकरण
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* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -
3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा क़ानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी ।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934 , के सेक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है ।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए ।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

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ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए ।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो । विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा ।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट । सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएगी ।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता ।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Chillarki,I.G.I Airport,Rohini Heliport,Safdarjung Airport,Sampla,Sikandrabad विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- 1), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है ।

m. This NOC ID has been assessed with respect to theChillarki,I.G.I Airport,Rohini Heliport,Safdarjung Airport,Sampla,Sikandrabad Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

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त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के. नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

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क्षेत्र का नाम / Region Name: उत्तर/NORTH

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	U. D. Baruah 25/10/23 उत्पल दत्ता बरुआ/UTPAL DUTTA BARUAH महाप्रबंधक (एटीएम)/General Manager (ATM) उत्तरी क्षेत्र/ Northern Region भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India एन.ए.टी.एस. कॉम्प्लेक्स/आई.जी.आई. हवाई अड्डा/नई दिल्ली-37 NATS Complex/IGI Airport, New Delhi-37
द्वारा तैयार Prepared by	25.10.2023 MEENAKSHI SINGH AM(ATM)
द्वारा जांचा गया Verified by	25/10/23 NAVEEN JAIN DGM (ATM)

ईमेल आईडी / EMAIL ID : noc_nr@aai.aero

फोन/ Ph: 011-25653551

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री
Chillarki	52004.17	67.3
I.G.I Airport	6943.12	137.61
Rohini Heliport	27353.5	157.84
Safdarjung Airport	8333.69	212.23
Sampla	46831.65	133.9
Sikandrabad	55498.21	283.63
NOCID	PALM/NORTH/B/101623/807173	

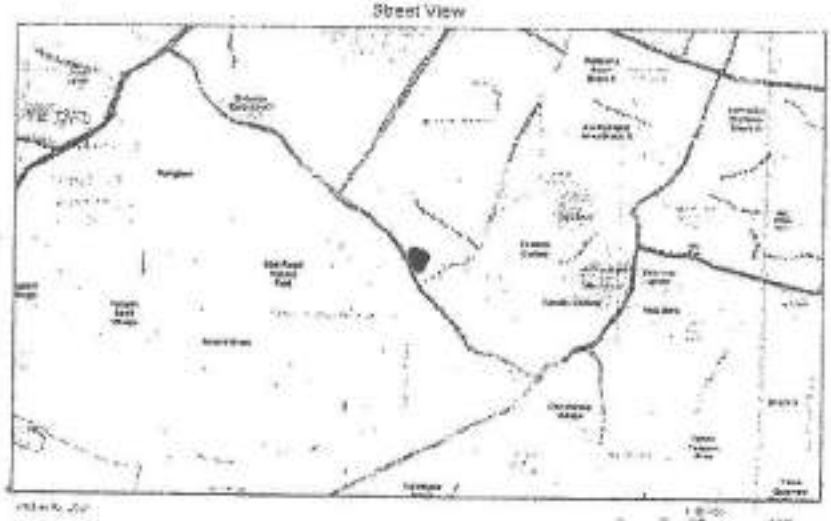
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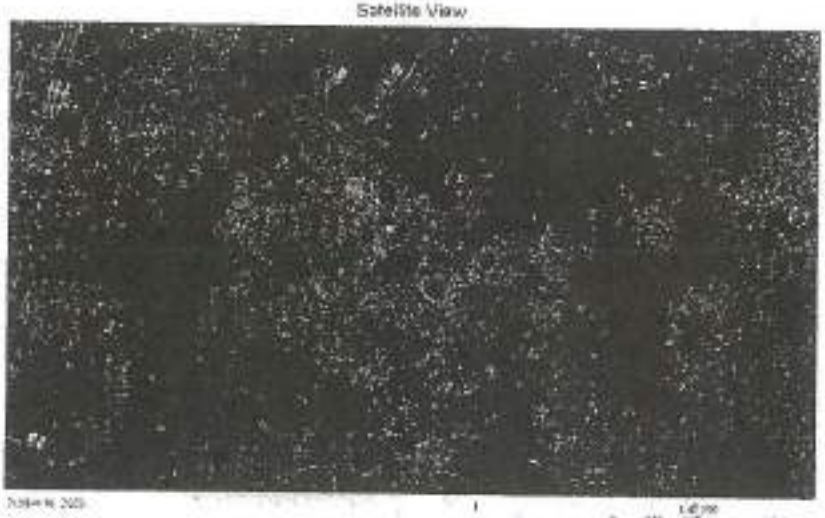
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Street View



Satellite View



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GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
DIRECTORATE OF DELHI FIRE SERVICE: NEW DELHI – 110001

No. F 6/DFS/MS/BP/2024/ 141 Dated: 15/02/2024

To,

The Executive Engineer (Bldg.) HQ
Municipal Corporation of Delhi,
9th floor, Civic Centre, Minto Road
New Delhi 110002

Subject: Regarding approval of building plans from fire safety point of view in r/o Residential Group Housing Building at Kh. No. 1230/2 sec – B, Pkt-1, Vasant Kunj, New Delhi Part of Revenue Estate of Village Mehrauli New Delhi.

Sir,

Please refer to ID No. 10118122 dated 09.02.2024 on the above cited subject. In this connection, this is to inform you that the online building plans in respect of proposed Residential Group Housing Building have been scrutinized by this department from fire safety point of view and observed that there is a proposal of construction of 03 towers (joined together) of Residential Group Housing Building at Kh. No. 1230/2 sec – B, Pkt-1, Vasant Kunj, New Delhi Part of Revenue Estate of Village Mehrauli New Delhi. The details of the proposed building are as under:

S.No.	Particulars	Details		
1.	Occupancy	Group Hosing (Residential)		
2.	No. of floors	3 Basement + Stilt + Ground + 08 upper floors		
3.	Height	Tower- 1 & 2- 33.25 m, Tower-3 (S+G+4) -16.65 meter		
4	Plot Area	5353.610 m²		
5	Combined Area Details of Tower-1, Tower-2, Tower-3 (as mentioned in CAF) & Use			
	1st, 2nd and 3rd Basement	Stilt Floor	Ground to 3rd floor	4th to 8th floor
	2460.240 SQM Parking and services	1446.130 SQM Parking	T-1-857.630, T-2-519.350, T-3-244.530 (1621.61 SQM) Residential flats	(T1-726.630, T-2-456.040)-1182.670 SQM Residential flats
6.	No. of staircases	Each tower is proposed to have 02 staircases of 1.5 m width serving from stilt floor to terrace floor. 01 staircase of tower-1 & 2 is fire tower. 03 staircases of 1.5 m wide are serving the basements. 01 dedicated staircase of 1.5 meter is proposed to serve the transformer room. Staircases serving to basement level are segregated at stilt floor.		
7.	No. of lifts, Ramps	06 no. of passenger lifts and 02 ramps of 6 m width		

There is no objection to this department for the construction of the said building subject to the compliance of the following fire safety recommendations:-

1. **Access to building**: The premises is proposed to be located on 13.0 meter wide main road, which is accessible through 6 meters wide 02 main gates. The entrance gates shall fold back against the compound wall of the premises thus leaving the exterior access way with in the plot free for the movement of fire service vehicles. The proposed 06 meter wide fire tender movement road with 09 meter turning circle capable of taking

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the load of fire engine weighing up to 45 tonnes, around the building shall be ensured as per the provision of clause 8.2 of UBBL 2016.

2. **Number, width, type and arrangement of exits**: Staircases as mentioned in table above are proposed in the building. This meets the requirement of travel distance as per UBBL 2016. The clear-cut width of the staircases/exits shall be maintained at the time of completion and exits/staircases shall meet the requirement of UBBL-2016. The staircases serving the basements shall be segregated as per clause 7.11(t) of UBBL 2016 and continuous up to terrace floor as per clause 7.11.(m) of UBBL 2016. The lift / lift lobby shall not open into the staircase landing as per clause 7.11 (O) of UBBL - 2016. The exit doorways shall be openable from the side, which they serve without the use of a key as per clause 7.12.5 of UBBL 2016.
   Further, the design of fire tower shall be as per clause 1.4.46, 9.3.13 of UBBL-2016.
3. **Protection of exits by means of fire check doors and or pressurization**: The fire check doors of minimum 2hrs fire resistance rating shall be provided on the entrance of lift lobbies and staircases as marked on building plans. Pressurization system for staircases, lift wells and lift lobbies shall be installed as per the requirement of NBC Part IV/UBBL-2016. The fire check doors shall conform to IS 3614:2021. The windows opening into the external staircases shall be fire rated as per clause 4.4.2.4.3.4 (d) of NBC 2016 part 4.
4. **Compartmentation:** The building shall be suitably compartmentalized so that the fire / smoke remain confined to the area where fire incidents have occurred and does not spread to the remaining part of the building. This shall conform to clause 8.4.6 of UBBL-2016 & 4.5.2 of NBC-IV 2016. The compartmentation shall be achieved be means of fire barrier having fire resistance rating of 120 min. The entry to the lift shall be protected as per clause 4.2.7 of NBC part 4.
   I. The services, standby generator, store etc. must be segregated from other by erecting fire-resisting wall of not less than 04 hours rating. Each of the compartments must be individually ventilated and the opening for entry into each of these compartments must be fitted with self-closing fire / smoke check doors of not less than one hour fire rating fitted with magnetic latches.
   II. All electric cables ducts and shafts shall be properly sealed at all floors with fire resisting material of similar rating. These shafts shall be minimum 02 hours fire rating.
   III. Under no circumstances, two services shall pass through the same shaft, i.e. separate shaft be used for different purpose.
   IV. All vertical and horizontal openings including the gap between the glazing and the slab at each level in entire building shall be sealed properly with the non-combustible material having 02 hr fire resistance. The glass facade of the building shall conform to clause no. 8.4.9 of UBBL 2016. Wherever false ceiling / suspended ceiling is provided, the same shall be of non-combustible in nature and that the compartmentation shall be extended up to ceiling level. Glass used as compartment wall shall be two hour fire resistant.
   V. Compartmentation at floor levels shall be strictly as per clause 4.5 of NBC Part-IV. Further all the occupancies are also required to be separated by a 240 min Fire resistance rating as per clause 3.1.11 of NBC part 4.
5. **Smoke Management System:** Smoke venting facilities shall be provided as per NBC Part IV, Fire and Life Safety. Mechanical extractors shall have an interlocking arrangements and the system shall be of such design as to operate on actuation of heat/ smoke sensitive detectors or sprinklers. Smoke extractor system shall be designed to permit 12 air changes per hour in case of fire. A system of fresh air supply shall be provided at floor level and smoke outlet at ceiling level. Following points shall be ensured.

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i. All ducting shall be constructed of substantial gauge metal conforming to IS: 655. Air duct serving main floor areas, corridors etc. shall not pass through the staircases enclosures.
ii. Automatic fire dampers shall be provided in the ducts at the inlets of the fresh air and return air of each compartment/floor.
iii. Automatic fire dampers shall be closed automatically upon operation of a detector/sprinkler.
iv. The air ducts for every floor/compartment shall be separated. In no way inter-connected with the ducting of any other compartment.
v. Under no circumstances, plenum shall be used as "return air passage" for air conditioning purposes.
vi. Smoke management plans shall be rectified accordingly.

6. **Fire Extinguishers:** The portable fire extinguishers of ISI mark suitable to risk shall be provided in all buildings in accordance with IS -2190/ 2010.
7. **First Aid Hose Reels:** Hose reel containing 30m length of 20 mm bore terminating into a shut-off nozzle of 5 mm outlet connected directly to riser shall be provided in all buildings. This shall conform to IS: 884/1998.
8. **Automatic Fire Detection and alarming systems:** Not required as per NBC Part-IV.
9. **MOEFA '(Manually Operated Electric Fire Alarm):** Manually operated fire alarm including talk back system in all the buildings shall be installed as per National Building Code part-4 -2016 and the same shall conform to IS-2189/2008.
10. **Public Address System:** Not required as per NBC Part-IV.
11. **Automatic sprinkler system:** The Automatic sprinkler system shall be installed in basements and stilt floor of building alongwith in rack sprinklers in stack parking (if any) as per clause 9.3.9 of UBBL-2016/ NBC part 4, in accordance with BIS: 15105 / 2002, clause H-4 of Annexure H of NBC Part 4. Flow alarm switch/gong shall be incorporated in the installation for giving proper indication/sound. The pressure guage shall also be provided near the testing facility. The entire system including pump capacity and head, size of pipe network, orifice control etc. shall be provided in accordance with the relevant code. Fire service inlet shall also be provided at ground level.
12. **Internal Hydrants and Yard Hydrants:** The down comer system shall be provided in building as per clause 9.3.9 of UBBL-2016 and the same shall conform to IS 3844/1989. Its design shall be such that it can be readily opened in an emergency. Each box shall contain two lengths of 63 mm diameters, 15 m length, rubber line delivery hoses confirming to IS : 636 complete with 63 mm instantaneous coupling conforming to IS: 903 with nozzle of 16 mm diameter. Yard hydrants shall be provided in the building premises as shown on plans and the same shall conform to IS 13039/1991.
13. **Pumping arrangements:** A fire pump house having one numbers of electrically driven pumps having capacity 2280 LPM, one diesel driven standby pump of capacity 2280 LPM, one electric driven pump of 1950 LPM for water curtain, one jockey pumps of 180 LPM capacity and a terrace pump of 900 LPM capacity shall be provided as per NBC part 4. The pumps shall have suitable head and shall be automatic in operation as per NBC Part-IV, 2016. Suitable orifice plate/ reducer shall be provided to maintain the requisite pressure of 3.5 Bars at the remotest point. The staircase serving to fire pump house is not as per clause 7.11.1of UBBL 2016.
14. **Captive Water Storage for firefighting:** An underground water storage tank of capacity 2,00,000 liters and overhead water storage tank made up of RCC/ steel on the terrace having 25,000 liters capacity shall be provided for fire-fighting system. The replenishment through bore well or from the town mains shall be ensured @ 1000 LPM. This shall conform to the requirements given in NBC Part-IV. Fire Service Inlet shall also be provided. Draw off connection/ fire service inlet shall be provided. This shall conform to the requirements given in National Building Code of India Part IV. Further,

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a ladder or any other form of open access to the overhead tank for inspection shall be provided as per clause 7.10.3 of UBBL 2016.

15. **Exit Signage:** Exit signs shall be provided in the building at appropriate locations. Floor level marking, all exits and exit way marking signs in entire complex must be illuminated and wired to independent circuit supplied by alternate source of power supply. Wiring for the illuminated exit signs shall be suitably protected against fire. Illuminated / glowing strips paint shall be provided at each level to guide the direction for escaping towards a safe place. The sizes and color of the exit signs shall be as per IS 9457:2005.
16. **Provision of Lifts:** Lifts as indicated in the table above, are proposed to be provided in the building. These lifts shall be installed strictly in accordance with the provision of clause 9.3.3 of UBBL-2016. The lifts connected to the fire towers shall be fire lift, as per clause 9.3.13 of UBBL-2016.
17. **Standby Power Supply:** As per clause 8.5.3 of UBBL-2016 emergency lighting, exit signs, staircase and corridor lighting circuit, all fire pumps, smoke extraction system shall be powered from an additional source of power supply like generator and shall be automatic in action. The emergency lighting system shall be capable of continuous operation for a minimum duration of 1hour and 30 minutes. The emergency lighting shall be provided to be put on within 5 second of the failure of the normal lighting supply.
18. **Refuge Area:** Not required as per NBC Part-IV.
19. **Fire Control Room:** Fire control room shall be established at entrance floor of the building in accordance with the provisions contained in clause 9.3.10 of UBBL-2016. The fire control room shall have communication (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of firefighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm system on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and firefighting equipments and installations in co-ordination with securities, electrical and civil staff of the building.
20. **Special Fire Protection Systems for protections of Special risks:** The construction of electric sub-station and installation of Dry Transformer, LT & HT panels shall be as per the provisions specified by the Electrical Authority. However, the following points shall be followed:
    a. The HT/LT panels shall be separated from the other areas with the walls of 2 hours fire resistance rating. It is necessary to separate shield wall extending up to the one meter on sides above the highest point of the transformer. All electrical panel should be provided with special fire protection systems as applicable shall be provided as per clause 5.1.4, 5.1.5, 5.1.6 of Part 4 NBC 2016.
    b. The electric distribution cables/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
    c. Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables; use of bus ducts/solid rising mains instead of cables is preferred.
    d. Separate circuit for firefighting pumps, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others.
    e. The inspection panel doors and any other opening in the shaft shall be provided with air tight doors having fire resistance of not less than 2 Hrs. the electric installations shall be as per BIS 1646.

f. The fire protection of kitchens if any shall be done as per clause G 5.2 of part 4 NBC 2016
g. Atrium if any shall strictly meet the requirement of Annexure F of NBC Part-IV.
h. The fire protection for the steel structure shall be provided as per provision contains in NBC-2016 during the construction
i. All safety provisions for the Electric Vehicle Charging Station shall be provided in accordance with Chapter-XI of the notification issued by Central Electricity Authority, published in "Gazette of India" bearing NO. CEI/1/2/2018 dated 28.06.2019 and clause 10.5 (appendix-II), UBBL -2016 amended on 12.02.2020, if any.
j. All types of electrical installations such as meter box, circuit breaker, main switchgear, electrical vehicle charging port, associated equipments, which acts as energy supply points and can trigger fire hazard are not allowed under or near the staircase. If installed in stilt area, these should be encased with fire retardant material shall be provided as per clause 8.5.2 of modified UBBL 2016.
k. Nothing in contravention of the notification number CEI/1/9/2020/263-294 dated 03.05.2021, issued by Central Electricity Authority as modified upto date.

The open setback area, use of basement, FAR, height restrictions etc. are not checked as it shall be checked by the concerned building sanction authority. The approval of building plans for the proposed occupancy/layout of the floors shown on the plans **shall be valid for a duration of 05 years as per clause 2.4 of UBBL.** Any subdivision of the floors, change of trade/ use or re-validation shall only be done with the prior approval of this department. It shall be ensured that provisions of all requisite fire and life safety measures stipulated in UBBL-2016 and National Building Code of India 2016 shall be complied in letter and spirit before the occupancy of the building under intimation to this department. It may also be noted that aforesaid clearance is not an FSC from Delhi Fire Service.

Yours faithfully,

(Atul Garg)
Director
Tel. No. 23414000

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ANNEXURE R-12

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DELHI JAL BOARD

OFFICE OF THE EXECUTIVE ENGINEER (M)-45
OPPOSITE J-BLOCK MARKET, SAKET,
NEW DELHI-110017

No. DJB/EE(M)-45/2024/ 520 Dated: 01/2/2024

Name of owner : Mr. LALIT JAIN LALIT JAIN HUF THROUGH ITS KARTA MR LALIT JAIN

Address : KH NO.1230/2 OLD NO.2792/2026/1675/8 SEC-B PKT-1 VASANT KUNJ N.D PART OF REVENUE ESTATE OF VILL MEH.

OBPS ID No. : 10118036

Subject: Regarding of Delhi Jal Board Water & Sewer NOC for Construction of residential group housing on Khasra No. 1230/2 Old No. 2792/2026/1675/8 Sec-B Pkt-1 Vasant kunj, New Delhi. (OBPS ID No. 10118036).

In reference to above application no. EE(planning)W-III vide his letter no. DJB/EE(Plg)W-III/2024/594-598 dated 25.01.2024, has calculated infrastructure charges (IFC) for water amounting to Rs. 3,33,58,129/- as well as EE(Plg)DR vide letter no. DJB/EE(Plg)DR/2024/101-105 dated 25.01.2024 has calculated infrastructure charges (IFC) for sewer amounting to Rs. 2,00,14,914/-.

In this regard, the site has been inspected by area JE and found that DJB sewer and water line exists at site.

The competent authority has approved NOC for water and sewer connection subjected to the deposition of IFC charges for water Rs. 3,33,58,129/- and for sewage Rs. 2,00,14,914/- with total amount Rs. 5,33,73,043/- to Delhi Jal Board through NEFT/RTGS in Union Bank of India, Karol Bagh Branch, CBCA01000643, Account No. 510101006106802, IFSC Code-UBIN0902641.

NOC may be issued subjected to the following.

1. Applicant has to deposit IFC charges amounting to Rs. 2,00,14,914/- for sewer and Rs. 3,33,58,129/- for water and total amounting for Rs. 5,33,73,043/- calculated by Delhi Jal Board Planning wing.
2. The applicant has to comply with the general and special condition of planning Water and planning Drainage as enclosed.
3. No Potable water shall be used in construction activities.
4. Rain water harvesting structure as per norms is to be installed by the applicant.
5. NOC will be granted only after deposition of infrastructure charges of DJB.

(Sawant Singh)
Executive Engineer (M)-45

SUDHIR GUPTA
B.ARCH. (ARCHITECT)
Regn. No. CA/1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar-IV, New Delhi-110024

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DELHI JAL BOARD :GOVT. OF N.C.T. OF DELHI
OFFICE OF THE EXECUTIVE ENGINEER (M)-45,
OPPOSITE J BLOCK, MARKET SAKET
NEW DELHI-110017.

NO. DJB/AEE(M)-45/2024/ 533 Date :- 5/2/24

To,

Mr. LALIT JAIN LALIT JAIN HUF THROUGH ITS KARTA MR LALIT JAIN

KH NO.1230/2 OLD NO.2792/2026/1875/8
SEC-B PKT-1 VASANT KUNJ N.D
PART OF REVENUE ESTATE OF VILL MEH.

Subject: - Regarding of Delhi Jal Board Water & Sewer NOC for Construction of residential group housing on Khasra No. 1230/2 Old No. 2792/2026/1675/8 Sec-B Pkt-1 Vasant kunj, New Delhi. (OBPS ID No. 10118036).

With respect to above, NOC is hereby issued subject to following: -

1. Infrastructure fund charges calculated by Delhi Jal Board planning wing for water comes out to Rs.3,33,58,129/-only vide DJB/EE(Plg.)W-III/2024/594-598 dated 25.01.2024and for sewer comes out to Rs.2,00,14,914/- only vide letter no. DJB/EE(Plg.)CR/2024/101-105 dated 25.01.2024.The total amounts comes out Rs. 5,33,73,043/-. The applicant has deposited IFC charges Rs. 5,33,73,043/- with Delhi Jal Board vide RTGS ref. no. UTIBR52024020300358624 on dated. 03-02-2024.

2. The applicant /developer/builder has to make his own arrangements of entire non potable water of 163210 LPD at his own. Developer/builder has to comply with the general and special conditions of Planning Water Wing and Planning Sewer (drainage wing enclosed) herewith. Potable water will be provided by DJB from nearby water supply network only as per availability at the time of sanction of the water connection after completion of Building which may not fulfil the demand of the applicant. DJB will not be bound to supply water as per the demand. The applicant /developer/builder will have to make his own arrangements. The applicant will not file any claim for any sort of compensation /grievance in the court.

3. Water demand assessment and sewerage demand assessment has been worked out by DJB Planning wing. Developer/builder has to comply with the general and special conditions of Planning Water Wing and Planning Sewer (drainage wing) attached herewith.

4. No potable water shall be used in construction activities.

5. All dues in respect of Delhi Jal Board have to be cleared by the applicant/ developer/builder before seeking sanction of the water and sewer bulk connections.

6. The applicant /developer/builder has to construct RWH structures and recycle waste water treatment plant and to keep them in functional state.

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7. Applicant/owner/builder/developer will be solely and absolutely responsible to ensure all safety and precautionary measures for the safety of workers and machineries in respect of execution/operation and maintenance/cleaning of water and sewerage services (UGR/BPS, sewer lines, manholes, WWTP/Recycle WWTP etc.) to avoid any untoward incident/mishap/accident.

8. All necessary permissions for road cutting for water connection and for connecting the sewerage of the building into the DJB sewerage network has to be obtained by Applicant/owner/builder/developer and at his own cost after obtaining sanction of water connection and sewer connection from DJB after completion of building.

9. Building plan sanctioning authority may also examine the permissibility of the proposed building on this plot before sanction of building plan.

(Sawant Singh)
Executive Engineer(M)-45

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Lajpat Nagar-IV, New Delhi-110024

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DELHI JAL BOARD
OFFICE OF THE EX. ENGINEER (PLANNING)W-III
DELHI JAL BOARD;GOVT OF NCT DELHI
VARUNLAYA PHASE-I, KAROL BAGH,NEW DELHI 110005
E-Mail ID :eeplwiii@gmail.com

No: DJB/EE(Plg)W-III/2024/ 594-1058

Date: 25-01-2024

Subject: Regarding issue of NOC in the OBPS portal for Construction of Residential Group Housing on KH NO.1230/2 OLD NO.2792/2026/1675/8 Sec-B , Pkt-I , Vasant Kunj N.D Part Of Revenue Estate Of Vill Mah.

Ref:- OBPS ID No. 10118036

Please refer to above cited OBPS application subject, for the proposed building i.e. Residential Group Housing Building. Total water demand has been assessed to 134,505 LPD out of which potable water demand is 97,485 LPD and non-potable water demand is 37,020 LPD as per prevalent norms of DJB. IFC for water for the proposed building has been assessed to Rs.3,33,58,129.00/-Only(Three Crore Thirty Three Lakh Fifty Eight Thousand One Hundred Twenty Nine only) . Category C has been considered for calculation of IFC for this area.

Please note:-

1. Suitable adjustment in IFC, if already deposited by the applicant will be made by the concerned maintenance division.
2. Concerned maintenance division should ensure the deposition of all applicable charges/ fee.
3. Infrastructure fund charges already deposited, if any, shall not be refunded.
4. Concerned EE(M)/ZRO staff should ensure that there will be no negative head in the main line of DJB at the tapping/delivery point.
5. Sanction of water connection/ additional water connection/ increase in existing water connection and levy of fees, charges, rentals, development charges, proportionate charges/central storages charges/Infrastructure charges/ additional Infrastructure charges etc. for the existing water connection(s), if any would be in accordance to the provisions in Delhi Jal Board Act 1998 and Delhi Water & Sewer (Tariff and metering) regulations 2012 as amended from time to time and applicable at the time of sanction of water connection/ additional water connection/ increase in the size of existing water connection as the case may be.
6. Concerned maintenance division shall ensure that applicable IFC for water has to be deposited before granting approval of NOC on the OBPS Portal.
7. Conditions enclosed.

Please take further necessary action in this matter.

Encls- As above

Sd/-
(V K Jain)
EE (Planning)W-III

EE/M-45
Delhi Jal Board,
Opposite J-Block Market, Saket ,
New Delhi-110017.

SUDHIR GUPTA
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Lajpat Nagar-IV, New Delhi-110024

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Copy to:-
1. CE(P&D)
2. SE(M)-II
3. SE(Plg)W
4. SE(Plg)Dr
5. Office Copy.

:- for kind information please.
:-with the request to take necessary action in the matter as per merit of case.
:- for kind information please.
:- -do-

EE (Planning) W-III

SUDHIR GUPTA
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Regn. No. CA/1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar-IV, New Delhi-110024

Regd

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Conditions for Water

Subject: Regarding Issue of NOC in the OBPS portal for Construction of Residential Group Housing on KH NO.1230/2 OLD NO.2792/2026/1676/8 Sec-B , Pkt-1 , Vasant Kunj N.D Part Of Revenue Estate Of Vill Mah.

Reference: OBPS ID NO. 10118036

Based on the building plan submitted by applicant through online in (OBPS) the IFC has been assessed is as under.

1. The total average daily Water Demand for this proposed scheme has been calculated as 134.505 KLD. As the total assessed water demand is more than 12.5 KL per day; as per norms, DJB shall provide water for potable requirement only if technical feasibility exists. Non potable component shall be met through use of recycled water having quality standards as per CPHEEO guidelines.

   IFC amounting to Rs. 3,33,58,129/- is applicable & IFC has been calculated on the basis of built-up areas of the properties in square feet and rates in different categories of colonies.
2. In case of any change in the built up area/ change in the category for House Tax by the Delhi Municipal Corporation is observed at a later stage, IFC will be reworked out on prevailing rates by concerned maintenance division and applicant will be liable to pay the difference. The Rates of IFC at the time of deposition will be applicable.
3. If any addition/alteration is made in the proposed plan in future, the applicant will submit the revised plan/scheme to DJB for revision of Water demand and IFC at applicable rates.
4. The Proponent /Developing Agency will provide its own arrangement for collection and distribution of the water. The UGR and overhead tank or any other arrangement for storage of potable water will be provided by the Proponent /Developing Agency strictly as per the provisions of latest building Bye-laws, CPHEEO guidelines, all IS Codes and as per the guidelines/Regulation of Central/State Environment Department /CPCB/DPCC as applicable.
5. The operation and maintenance of the water distribution system inside the premises/individual campus up to the connection point from the DJB main line would be with the Proponent/Developing Agency/Occupier and confirming to good engineering practice. DJB shall not be liable /responsible for any mishap/untoward incident inside such campus/premises.
6. The guidelines as of CPHEEO manual (of Department of Housing and Poverty Alleviation), relevant BIS codes, CPWD specifications and other standards and statutory provisions relevant to water distribution system would be binding on the Proponent /Developing Agency of the project.
7. The domestic water tank should not be connected with the static water tank meant for firefighting storage or gardening.
8. The Developing Agency shall intimate to the concerned Executive Engineer (Maintenance) regarding the actual date of start of laying and jointing of water mains at site and will have the work inspected at the time of connection with peripheral main.
9. The developing agency shall connect their internal distribution system with DJB water main at their own cost after getting the approval from this department in presence of the concerned Executive Engineer.

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10. Till drinking water made available by DJB the developing agency shall maintain interim arrangements & shall also not claim drinking water supply from DJB, during the intervening period. When the drinking water is made available by DJB the developing agency will apply to this office for approval of water connection.
11. The Developing Agency/beneficiaries shall connect their water distribution system to the water main at their own cost and after deposition of required charges in the zonal office, completing necessary formalities with the concerned EE.
12. The department reserves the right to delete, add, or change any of the conditions of approval of this proposal
13. In case of acute shortage of filtered water in the area and where it may not be possible to provide water, individual Plot holder shall make their own arrangements to provide potable quality of water to meet interim water requirements till filtered water can be made available by DJB. The required permission from CGWA/ CGWB, MCD, DDA or any other agency if any, for making interim water arrangement shall be taken by developing agency/applicant. DJB shall not be responsible for the same.
14. A suitable dia bulk water meter shall be installed by the applicant/developing agency at the suitable location in consultation with the concerned Executive Engineer (Maintenance) i.e. EE(M)-4S at its own cost. The connection and the communication pipe shall also be laid by the applicant/developing agency at their own cost in consultation with the Maintenance staff.
    a. Concerned EE(M)/ZRO staff should ensure that there should be no negative head in the main line of DJB at the tapping/delivery point
15. Sanction of the water connection shall be in accordance to provisions in Delhi Water and Sewer (Tariff and Metering) Regulations 2012 and notifications of DJB from time to time in respect of provisions for water supply I/c conditions contained in the release letter.
16. Development plan/Approved Building floor plans submitted by the applicant shall be verified at the time of sanction of bulk water connection by the concerned Zonal Authorities of DJB. In case of variation/ deviation found in the constructed building from the plans submitted by the applicant at the time of sanction of water supply scheme or in OSPS, then in such case IFC shall be re-assessed by concerned maintenance division.
17. Deposition of Infrastructure charges will not entitle the applicant/developing agency for immediate water connection by the DJB. Water connection will be sanctioned by concerned Executive Engineer (Maintenance) as per available feasibility of DJB water in the area.
18. The guidelines as of CPHEEO manual (of Department of Housing and Poverty Alleviation). Relevant BIS codes, CPWD specifications and other standards and statutory provisions relevant to water supply network would be binding on the Proponent/Developing Agency of the project. Internal water supply network including recycling plant arrangement shall be done & maintained by applicant/developing agency as per the sound engineering practices and relevant prescribed standards.
19. Sluice valves will be provided for regulation of water supply system as per the requirements. These shall conform to IS 2605-1971. A clear space of about 200 mm should be kept between the top of the sluice valve spindle and surface box so that valve cap may be easily provided, when the surface box is kept in flush with road level.
20. Water harvesting through storing of runoff water including rain water in all new building on plots of 100 sq. meters & above shall be mandatory. The plans submitted to the local bodies shall indicate the system of storm water drainage along with points of collection of the water in surface reservoirs or in recharge wells. These provisions will be applicable as per the Public Notice (s) of Central Ground Water Authority issued from time to time.
    a. As per the modular designs of recharge Chambers for roof top Rain Water Harvesting available on DJB website a retention capacity of 2 m³ is required for

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100 m² of roof top area. For more details office of EE (RWH), DJB and website of DJB is to be referred.

b. Hon'ble NGT, Principal Bench, New Delhi, vide his orders in the case of O.A. 72/2014, the applicant / Developing Agency shall construct adequate capacity of rain water harvesting system as part of the project

21. An underground reservoir of required capacity shall have its top water level (T.W.L.) below the ground level but top of underground reservoir should be at least 30 cm. above the normal G.L.

22. The feeder mains from approved peripheral water supply scheme to proposed underground tank for potable water shall be designed at the time of making connections as per availability of water by the concerned Executive Engineer (Maintenance).

23. Sanction of water connection/ additional water connection/ increase in existing water connection and levy of fees, charges, rentals, development charges, proportionate charges/ central storages charges/ Infrastructure charges / additional infrastructure charges etc. would be in accordance to the provisions in Delhi Jal Board Act 1998 and Delhi Water & Sewer (Tariff and metering) regulations 2012 as amended from time to time and applicable at the time of sanction of water connection/ additional water connection/ increase in the size of existing water connection.

EE(Plg.)W-III

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OFFICE OF THE EXECUTIVE ENGINEER (PLANNING) DRAINAGE
DELHI JAL BOARD: GOVT. OF N.C.T. OF DELHI
VARUNALAYA PHASE-I, JHANDEWALAN, NEW DELHI –110005.
E-mail:- eepdr100@gmail.com

No.DJB/EE(Plg)DR/2024/ 10/ 10/05 Dated: 25.01.2024

Ref:
OBPS ID No. 10118036 .

Subject: CALCULATION OF SEWAGE DISCHARGE AND IFC FOR SEWER FOR CONSTRUCTION OF RESIDENTIAL GROUP HOUSING ON KH NO.1230/2 OLD NO.2792/2026/1675/8 SEC-B PKT-1 VASANT KUNJ N.D PART OF REVENUE ESTATE OF VILL MEH.

The total average daily sewage discharge and IFC for the above scheme has been worked out as under:

i) Total average daily sewage discharge = 134505 LPD
ii) IFC for Sewer as per prevailing rates based on built up area= ₹ 2,00,14,914/-

NOC is applicable subject to construction and maintenance of Sewage Treatment Plant of adequate capacity for recycling of waste water by the applicant, as per Conditions enclosed.

Please note:-

1. Concerned maintenance division should ensure the deposition of all applicable charges/fee. Suitable adjustment in IFC, if already deposited by the applicant, will be made by the concerned division.
2. The sewage discharge of the proposed block is more than 10 KLD. Any building having up the consumption of water 12.5 KLD and above subsequent generation of 10 KLD and above of sewage will make a provision of, a recycling system of waste water for Horticulture and other non drinking purposes as per the provision of latest building Bye-laws and CPHEEO (Department of Housing and Poverty Alleviation, Govt. of India. The applicant will have to install and maintain a Sewage Treatment Plant for recycling of waste water as per Conditions enclosed.
3. **Concerned Maintenance Division shall ensure that applicable IFC for sewer has to be deposited before granting approval of NOC on OBPS Portal.**

Please take further necessary action in the matter.

Encl: Conditions for approval

Sd/-
EE(Plg)DR

EE(M)-45

Copy to:

1. CE(P&D) : for kind information please.
2. SE(M)-II : for further necessary action.
3. SE(Plg)DR : for kind information please.
4. SE(Plg)W : for kind information please.
5. Office copy

EE(Plg)DR

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Lajpat Nagar-IV, New Delhi-110024

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Reference:
OBPS ID No. 10118036

Subject: CALCULATION OF SEWAGE DISCHARGE AND IFC FOR SEWER FOR CONSTRUCTION OF RESIDENTIAL GROUP HOUSING ON KH NO.1230/2 OLD NO.2792/2026/1675/8 SEC-B PKT-1 VASANT KUNJ N.D PART OF REVENUE ESTATE OF VILL MEH.

Conditions (Drainage)

Based on the building plan submitted by applicant through online in (OBPS) the IFC has been assessed is as under.

1. The total average daily sewage discharge for this proposed scheme has been calculated as 134505 LPD. IFC amounting to Rs 2,00,14,914/-is applicable & IFC has been calculated on the basis of built up areas of the properties in square feet and rates in different categories of colonies.
2. In case of any change in the built up area is observed at a later stage or due to any inadvertent error in calculation of IFC, IFC will be reworked out on prevailing rates by concerned maintenance division and applicant will be liable to pay the difference. No additional discharge for the above proposed addition / alteration will be allowed. Also, the Rates of IFC at the time of deposition will be applicable.
3. If any addition/alteration is made in the proposed plan in future, the applicant will submit the revised plan/scheme to DJB for revision of sewage discharge and IFC at applicable rates.
4. The Proponent /Developing Agency will provide its own arrangement for collection of the sewage generated, its treatment and the disposal of the same till the peripheral/trunk sewer system is made available by Delhi Jal Board. The STP and septic tank or any other arrangement will be provided by the Proponent /Developing Agency strictly as per the provisions of latest building Bye-laws, CPHEEO guidelines, all IS Codes and as per the guidelines/Regulation of Central/State Environment Department /CPCB/DPCC as applicable.
5. The sewage for Hospital/Hotel/workshop shall have to be treated as per the requirement of latest building Bye-laws and guidelines of CPHEEO manual and relevant IS codes before releasing into DJB network.
6. The operation and maintenance of the sewerage system inside the premises/individual campus up to the connection point from the DJB sewer line would be with the Proponent/Developing Agency/Occupier. DJB shall not be liable /responsible for any mishap/untoward incident inside such campus/premises.
7. The regulation of quality of Treated Effluent, its Standard, Operation and Maintenance of the STP/SPS/Sewerage system will be as per the guidelines/instructions of the Authority concerned and Proponent/Developing Agency of the project will be solely responsible for implementation of all such guidelines prescribed by the concerned Authority dealing with such regulations. Delhi Jal Board in any manner shall not be responsible for the violation of the regulations.

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8. The construction/design/operation and maintenance of the STP/SPS /Sewerage system is the sole responsibility of the Proponent /Developing Agency of the project.
9. The guidelines as of CPHEEO manual (of Department of Housing and Poverty Alleviation), relevant BIS codes, CPWD specifications and other standards and statutory provisions relevant to sewerage system would be binding on the Proponent /Developing Agency of the project.
10. Any building having up the consumption of water 12500 liters per day and above subsequent generation of 10,000 liters per day and above of sewage will make a provision of a recycling system of waste water for Horticulture and other non drinking purposes as per the provision of latest building Bye- laws and CPHEEO (Department of Housing and Poverty Alleviation, Govt. of India. The responsibility of operation and maintenance of STP/SPS etc. will lie with the proponent /Developing Agency/Occupier only. If a recycling plant (Waste Water Treatment Plant) is provided in the premises and bypass of sewage is observed into DJB sewerage system without prior intimation, penalty will be levied as per prevailing policy of DJB for their lapses from the proponent/ developing agency/occupier.
11. The applicant is advised to connect the sewer out fall of the premises, with DJB internal/peripheral/trunk line with the permission of concerned EE(Maintenance), in order to eliminate the possibility of any back flow, in case of any surcharge of internal/peripheral/trunk line, under unavoidable circumstances. Onus of integrating sewer connection with the existing internal/peripheral/trunk sewer of DJB either by gravity or through a pumping main as per good engineering practices and in consultation with the Zonal authorities lies with the proponent/ developing agency/occupier.

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Lajpat Nagar-IV, New Delhi-110024

EE(P&E)DR

ANNEXURE R-13

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BSES Rajdhani Power Limited
Key Consumer Cell, 1st Floor, BSES Commercial Office, Nizamuddin West,
Near Petrol Pump, New Delhi – 110013.
CIN : U40109DL2001PLC111527 GST : 07AAGCS3187H2Z3
Tel.: +91 11 39987534, 011-39999552 www.bsesdelhi.com

No: GM-KCC/BRPL/Misc./ 2157 Dated: 13/12/23

To,

Mr. Lalit Jain HUF
Kh No. 1230/2
Vill- Mehrauli, Sec-B
Pkt-1, Vasant Kunj
New Delhi

Sub: Your request for the assurance of power supply of 2000KW for residential purpose at Kh No. 1230/2, Vill- Mehrauli, Sec-B, Pkt-1, Vasant Kunj, New Delhi-110061.

Dear Sir,

In reference to your letter received in this office in the subject matter, it is to inform you that considering the present loading condition of the HT network/Grid in the area and generic load growth of the area, the proposed load requirement of 2000KW inside your premises is technically feasible.

However, as and when formal application is submitted by you for the required load, reassessment of the actual loading position of the 11KV network and grid substation shall have to be done before sanctioning the applied load and scheme shall be finalized accordingly with issuance of demand note subsequently.

It may be noted that as per prevailing DERC guidelines load upto 4MVA is to be catered on HT (11KV) system of supply for which provision of built-up substation comprising two room of minimum size 4X3 M & 3X3M for RMU & Metering room adjacent to each other for installation of discom equipments has to be made by the applicant inside his premises. Further installation of transformer and associated equipments after discom metering shall be in the scope of applicant, and all the statutory compliances/directions as per the prevailing guidelines shall have to complied by the applicant for availing the electricity connection.

During site visit it has been observed that the premises has an existing overhead line of 66KV hence any construction work below the overhead line should be avoided or not feasible. As per current guidelines:

Lines/Installation	Minimum vertical clearance where line is passing above a building/ structure/balcony etc.	Minimum horizontal clearance where line is passing adjacent to a building/structure/balcony etc.
Extra high voltage line exceeding 33 KV	3.7 meters (Plus 0.30 meters for every additional 33000 volts or parts thereof)	2 meters (Plus 0.30 meters for every additional 33 KV or part thereof)

With best regards,

GM-KCC (Execution)

SUDHIR GUPTA
B.ARCH. (ARCHITECT)
Regn. No. CA/1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar IV, New Delhi-110024

1798

ANNEXURE R-14

182

GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI
LAND ACQUISITION COLLECTOR (SOUTH)/
ADDITIONAL DISTRICT MAGISTRATE
M.B ROAD, SAKET, NEW DELHI – 110068

F.1.(1)/LAC/2023/ 17-21 Dated: 31/1/24

To

The Executive Engineer (Bldg.)
HQ-II
Municipal Corporation of Delhi
Office of the Executive Engineer (Building) HQ
9th Floor D. S.P.M. Civic Centre
J.L. Nehru Marg New Delhi-110002

Sub: Building plan application for the proposed construction of residential Group Housing on land admeasuring 5353.610 sqm. Comprised in Khasara No.1230/2 OLD 2297/2026/1675/8 Sector- B Pkt-I Vasant Kunj revenue Estate of village Mehrauli New Delhi.

Please refer to your letter No. EE(B) HQ/2024 D-611 dated 29.01.2024, on the subject cited above, the status of the land in question as report by the Patwari (LA) is given below:-

Khasara No	U/S 4 & 6	Award No	Date of Possession	Remarks
New 1230/2 (6-7) OLD No.2797/2026/1675/8 Min	Nil	No Award	No Possession	This land is free from acquisition and along-with duly authenticated Joint inspection report dt. 20.11.2012 the site plan is as per site and authentic and relevant documents are attached.

This report is valid only for one month from the date of issue. Further, this report may not be treated as document of any right, title or interest of any person.

This issue with the prior approval of Competent Authority.

Yours faithfully,

31/1/24

N.T.(L.A)
District South

1799

Urgent Court Matter

ANNEXURE R-15

183

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF FORESTS & WILDLIFE
OFFICE OF DEPUTY CONSERVATOR OF FORESTS (SOUTH)
NEAR DR. KARNI SINGH SHOOTING RANGE
TUGHLAKABAD, NEW DELHI- 110044.

F. No. 07/DCF(S)/Land/FCA/2024-25/7412-14 **Dated:** 06.12.2024

To,

The Chief Conservator of Forests (A)/Nodal Officer (FC)
Department of Forests and Wildlife
GNCTD, 2nd Floor, A –Block
Vikas Bhawan, I.P. Estate
New Delhi-110002

Sub: Submission of information as per minutes of meeting held by CEC on 28.10.2024 in r/o Application No. 1587 of 2024 filed by Sh. Rajeev Ranjan regd. Approval given by MCD and DDA to construct a high rise private luxury group housing project-reg.

Ref: F. No. 11(42)/RMB/DDA/2020-21/6985-88 dated 28.11.2024.

With reference to the letter dated 28.11.2024 mentioned in reference, the information has been sought by CEC regarding the application no. 1587/2024 filed by Sh. Rajeev Ranjan regarding the approvals given by MCD and DDA to construct a high rise private luxury group housing project. In this regard the following information has been sought by CEC as per the record of discussion during the meeting held on 27.11.2024:-

SL. No.	Information sought by CEC	Action taken report
1.	Whether the land in question is a Morphological Ridge, Reserved Forest and Protected Forest.	As per the location of the project area available in this office, the project area was superimposed over the different forest layers and it was found that the 90 % (approx.) of the project area is falling in Morphological Ridge. However, the same can be rechecked by HQ through GIS cell.
2.	The land in question has been dug up, flattened, levelled or worked.	As per the inspection carried out by the forest officials on 02.012.2024, breaking of land was

		found on the said land parcel falling in Morphological Ridge in Vasant Kunj. A copy of inspection report for the visit carried out on 02.12.2024 is enclosed herewith for kind perusal and necessary action.
3.	The trees on vegetation have been cut and or removed.	In this regard it is to inform that a site visit was conducted on 17.10.2024 by the officials of South Forest Division and it was observed that 01 fallen (Sheesham) tree at the spot was rehabilitated with the help of JCB and Hydra machine, it was also seen to that the area around the tree remained de concretized. Also, a total 23 trees are present at the site out of which 19 nos. of trees are healthy and upright, 01 no. of fallen tree was rehabilitated and 03 no. of trees are dried out. Further, an inspection was also carried on 13.09.2024 and based on this inspection, a Notice dated 17.09.2024 (copy enclosed) and re-strainment order dated 17.09.2024 (copy enclosed) for the offence was issued to the offender for giving explanation of damaging the tree and restraining them from further offence. The copy of the Inspection Report along with the photographs is annexed herewith for kind perusal and information. However, it is pertinent to mention that during the inspection carried out on 02.12.2024 to ascertain the breaking of land, one of the members of RWA produced an older photograph, on comparing the same with present status of the aforementioned site one tree has been found missing.

The report is submitted for kind perusal and further necessary action.

Yours faithfully,

Dy. Conservator of Forests
South Forest Division

1801

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Enclosed as above:

Copy to:

1. The MS (RMB)/Additional Principal Chief Conservator of Forests/HOD, Department of Forests and Wildlife, GNCTD, 2nd Floor, A –Block, Vikas Bhawan, I.P. Estate, New Delhi-110002, for kind information.
2. The Conservator of Forests, Department of Forests and Wildlife, GNCTD, 2nd Floor, A –Block, Vikas Bhawan, I.P. Estate, New Delhi-110002, for kind information.

Dy. Conservator of Forests
South Forest Division

1802

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To,

The Deputy Forest Conservator (South)

Tughlakabad, New Delhi

Subject: - In the matter of BHAVREEN KANDHART V/s C.D. Singh and Ors. CONT.CASE (C) 1149/2022 in CM APPL. 52907/2024

Respected Sir,

As per the Direction passed in the aforesaid Case Number, the counting of the trees along with photo Google has been conducted in accordance with coordination after visiting on the spot at Plot No. 1230/2, B-1, Vasant Kunj, New Delhi, the details of which is as follows: -

Sr. No.	Name of Trees	Google Coordinate		Present Status
1	Subbule	28.521235	77.159913	Green & Healthy Standing
2	Subbule	28.521127	77.159906	Green & Healthy Standing
3	Amaltas	28.521146	77.159876	Green & Healthy Standing

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4	Amaltas	28.521142	77.159865	Green & Healthy Standing
5	Amaltas	28.521168	77.159839	Green & Healthy Standing
6	Neem	28.521193	77.159792	Green & Healthy Standing
7	Shisam	28.521282	77.159658	Fallen tree was raised straight
8	Neem	28.521388	77.159548	Green & Healthy Standing
9	Neem	28.521468	77.159373	Green & Healthy Standing
10	Dried Tree	28.521505	77.159333	Dried Tree is standing
11	Neem	28.521824	77.159278	Green & Healthy Standing
12	Silver Oak	28.521806	77.159336	Green & Healthy Standing
13	Neem	28.521806	77.159425	Green & Healthy Standing
14	Silver Oak	28.521806	77.159425	Green & Healthy Standing

1804

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15	Neem	28.521726	77.159591	Green & Healthy Standing
16	Neem (Dried)	28.521596	77.159776	Dried Tree is standing
17	Pipal	28.521513	77.159959	Green & Healthy Standing (4 to 5 branches have come out from root of this tree
18	Neem	28.521597	77.16005	Green & Healthy Standing
19	Silvar Oak	28.521434	77.16025	Green & Healthy Standing
20	Gulmohar	28.521476	77.160256	Green & Healthy Standing
21	Mango	28.521553	77.160256	Green & Healthy Standing
22	Shemal	28.521526	77.160228	Green & Healthy Standing
23	Dried Tree	28.521522	77.160213	Dried Tree is standing

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According to the aforesaid table, total 19 trees are green and healthy standing and one fallen tree was raised straight and 3 trees were found to be dried

Hence, the report is submitted for information and further proceedings

Enclosures: photographs of trees

Yours faithfully

Sd/- 17.10.2024

Chhedi Lal Sharma

(Forest Conservator)

Sd/- 17.10.24

Shri Kamal Kishore

(D.R.O.)

Sd/- Illegible ...

18.10...

[Receiving from O/o Dy. Conservator of Forests, Tughlakabad New Delhi-44 vide Dy. No. 4698 dated 18.10.24]

1806

ANNEXURE R-16
(COLLY)

190

CENTRAL EMPOWERED COMMITTEE

(CONSTITUED BY THE HON'BLE SUPREME COURT OF INDIA)
III Floor, Chanakya Bhawan, Chanakya Puri, New Delhi – 21, Tel: 21610612, 21610613
Email: cecindia202@gmail.com, website: www.cecindia.in

F. No. 2-80/CEC/SC/2025-Pt. IX **Dated: 25.02.2025**

To

The Member Secretary,
Ridge Management Board,
Government of NCT of Delhi,
New Delhi - 110001

Sub: Application No. 1587 of 2024 filed by Shri Rajeev Ranjan regarding approval given by the MCD and DDA to construct a high-rise private group housing project at Vasant Kunj by M/s RR Texknit LLP – regd.

Sir,

As you are aware the aforesaid application (copy attached) is under consideration of the CEC. Certain queries were raised by the CEC vide letter No. 11(42)/RMB/DDA/2020-21/8250-54 dated 08.01.2025 which were was also subsequently replied by you.

2. In this regard, the CEC has decided to seek the views of the Ridge Management Board on the project which is the subject matter of this application.

3. Hence, you are requested to present this application before the Ridge Management Borad and submit its views within next 3 weeks i.e. latest by 18.03.2025.

Encl: As above

Yours faithfully

(Banumathi. G)
Member Secretary

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GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF FORESTS & WILDLIFE
A-BLOCK, 2nd FLOOR, VIKAS BHAWAN, IP ESTATE, NEW DELHI-110002

F.No.11(42)/RMB/DDA/2020-21/ 1139-43 **Date:** 24/03/25

To,

The Member Secretary
Central Empowered Committee
2nd Floor, Chanakya Bhawan
Chanakyapuri, New Delhi-110021

Sub: Application No.1587 of 2024 filed by Shri Rajeev Ranjan regarding approval given by the MCD and DDA to construct a high-rise private group housing project at Vasant Kunj by M/s RR Texknit LLP-reg.

Ref: Your letter F.No.2-80/CEC/SC/2025-Pt.IX dated 25.02.2025.

Ma'am,

I am directed to convey that M/s RR Texknit LLP has not approached the RMB for clearance of the project till date. Further vide order dated 16.05.2024 (copy enclosed), the Hon'ble Supreme Court in I.A. No.117930/2024 in Contempt Petition (Civil) Diary No(s) 21171/2024 in W.P.(C) No. 4677/1985 titled Bindu Kapurea Vs Subhasish Panda has restrained the Ridge Management Board from clearing any project proposals for diversion of ridge forests without seeking permission from the Court. The relevant extract of the said order is reproduced below:

".....5. We, therefore, restrain the Ridge Management Board from clearing the project proposals for the diversion of the ridge forests without seeking permission from this Court."

Therefore, till the above order is revoked, it will not be possible to obtain the views of Ridge Management Board on the Project.

Yours faithfully,

24/3/25

(S.S. Kandpal)
APCCF &HoD/
Member Secretary, RMB

Copy to:

1. CCF (A), Department of Forests & Wildlife, Govt. of NCT of Delhi.
2. CF, Department of Forests & Wildlife, Govt. of NCT of Delhi.
3. CF (HQ), Department of Forests & Wildlife, Govt. of NCT of Delhi.
4. DCF (South), Department of Forests & Wildlife, Govt. of NCT of Delhi.

1808

DELHI JAL BOARD :GOVT. OF N.C.T. OF DELHI
OFFICE OF THE EXECUTIVE ENGINEER (M)-45,
OPPOSITE J BLOCK, MARKET SAKET
NEW DELHI-110017.

NO. DJB/AEE(M)-45/2024/ 533 Date :- 5/2/24

To,

Mr. LALIT JAIN LALIT JAIN HUF THROUGH ITS KARTA MR LALIT JAIN
KH NO.1230/2 OLD NO.2792/2026/1675/8
SEC-B PKT-1 VASANT KUNJ N.D
PART OF REVENUE ESTATE OF VILL MEH.

Subject: - **Regarding of Delhi Jal Board Water & Sewer NOC for Construction of residential group housing on Khasra No. 1230/2 Old No. 2792/2026/1675/8 Sec-B Pkt-1 Vasant kunj, New Delhi. (OBPS ID No. 10118036).**

With respect to above, NOC is hereby issued subject to following: -

1. Infrastructure fund charges calculated by Delhi Jal Board planning wing for water comes out to Rs.3,33,58,129/-only vide DJB/EE(Plg.)W-III/2024/594-598 dated 25.01.2024and for sewer comes out to Rs.2,00,14,914/- only vide letter no. DJB/EE(Plg.)DR/2024/101-105 dated 25.01.2024.The total amounts comes out Rs. 5,33,73,043/-. The applicant has deposited IFC charges Rs. 5,33,73,043/- with Delhi Jal Board vide RTGS ref. no. UTIBR52024020300356624 on dated. 03-02-2024.

2. The applicant /developer/builder has to make his own arrangements of entire non potable water of 183210 LPD at his own. Developer/builder has to comply with the general and special conditions of Planning Water Wing and Planning Sewer (drainage wing enclosed) herewith. Potable water will be provided by DJB from nearby water supply network only as per availability at the time of sanction of the water connection after completion of Building which may not fulfill the demand of the applicant. DJB will not be bound to supply water as per the demand. The applicant /developer/builder will have to make his own arrangements. The applicant will not file any claim for any sort of compensation /grievance in the court.

3. Water demand assessment and sewerage demand assessment has been worked out by DJB Planning wing. Developer/builder has to comply with the general and special conditions of Planning Water Wing and Planning Sewer (drainage wing) attached herewith.

4. No potable water shall be used in construction activities.

5. All dues in respect of Delhi Jal Board have to be cleared by the applicant/ developer/builder before seeking sanction of the water and sewer bulk connections.

6. The applicant /developer/builder has to construct RWH structures and recycle waste water treatment plant and to keep them in functional state.

SUDHIR GUPTA
B.ARCH. (ARCHITECT)
Regn. No. CA/1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar-IV, New Delhi-110024

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7. Applicant/owner/builder/developer will be solely and absolutely responsible to ensure all safety and precautionary measures for the safety of workers and machineries in respect of execution/operation and maintenance/cleaning of water and sewerage services (UGR/BPS, sewer lines, manholes, WWTP/Recycle WWTP etc.) to avoid any untoward incident/mishap/accident.

8. All necessary permissions for road cutting for water connection and for connecting the sewerage of the building into the DJB sewerage network has to be obtained by Applicant/owner/builder/developer and at his own cost after obtaining sanction of water connection and sewer connection from DJB after completion of building.

9. Building plan sanctioning authority may also examine the permissibility of the proposed building on this plot before sanction of building plan.

(Sawant Singh)
Executive Engineer(M)-45

SUDHIR GUPTA
B.ARCH. (ARCHITECT)
Regn. No. CA/1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar-IV, New Delhi-110024

ANNEXURE R-4

382582

kotak Kotak Mahindra Bank 0196 - NEW DELHI - SOUTH EXTENSION

Valid for three months from date of issue

दिनांक Date 05 06 2024 (D D M M Y Y Y Y)

On demand pay DELHI JAL BOARD को या उनके आदेश पर Or Order

रुपये Rupees TEN THOUSAND ONLY अदा करें।

₹ 10,000 /-

Payable At NEW DELHI (0196)

XXX NOT OVER

For Value Received
for Kotak Mahindra Bank Ltd.

Jivatsalya 225139

Please sign above this line

(0196) PURCHASER : RR TEXKNIT LLP
(Drawee Branch)

⑈382582⑈ 000485000⑆ 16

UTILITY FORMS PVT. LTD. / CTS - 2010

1811

DELHI JAL BOARD, GOVT. OF NCT OF DELHI
OFFICE OF THE EXECUTIVE ENGINEER (SDW)-V
RING ROAD, ANDREWS GANJ, NEW DELHI-110049
Email: -djbrrps@gmail.com, Ph. No.-011-20884669

No. F-10/DJB/E.E(SDW)-V/PVT./2024/ 571 **Date:-06.06.2024**

To,
M/s. R R Texknit LLP,
E-5,3rd Floor, South Extension Part-2,
New Delhi-110049

Subject: -Supply of treated water from Vasant Kunj STP.

This is in reference to your two requests dated 05-06-2024 each for supply of treated effluent and subsequent deposit of Rs.10,000/- vide D.D. NO.382582 dt. 05.06.2024 of Kotak Mahindra Bank Ltd. You are hereby allowed to collect the treated effluent @ Rs.7/- per KL(Total 1,429KL.) by your requested vehicles bearing the registration No. DL-1L AJ 2866 (5KL), from **Vasant Kunj STP** only to use for horticulture/ industrial purpose and **not for human use.**

Note: -

1. Delhi Jal board reserves the right to stop supply of treated effluent without any notice.
2. Further,any adjustment on account of previous pending payments (if any) shall be recovered by DJB from the amount as submitted above or in future.
3. Agency will provide copy of RC for above vehicle including the mentioned capacity (in KL).
4. The afore-mentioned vehicles are not deployed by DJB & all the statutory requirements including their overall responsibility is on the part of the agency to whom this letter is being issued.

06/06/24

(Amit Kumar Tripathi)
EX. ENGINEER (SDW)- V

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DELHI JAL BOARD, GOVT. OF NCT OF DELHI
OFFICE OF THE EXECUTIVE ENGINEER (SDW)-V
RING ROAD, ANDREWS GANJ, NEW DELHI-110049
Email: -djbrrps@gmail.com, Ph. No.-011-20884669

No. F-10/DJB/E.E(SDW)-V/PVT./2024/ 571 to 576 Date:-06.06.2024

To,
M/s. R R Texknit LLP,
E-5,3rd Floor, South Extension Part-2,
New Delhi-110049

Subject: -Supply of treated water from Vasant Kunj STP.

This is in reference to your two requests dated 05-06-2024 each for supply of treated effluent and subsequent deposit of Rs.10,000/- vide D.D. NO.382582 dt. 05.06.2024 of Kotak Mahindra Bank Ltd. You are hereby allowed to collect the treated effluent @ Rs.7/- per KL(Total 1.429KL.) by your requested vehicles bearing the registration No. DL-1L AJ 2866 (5KL), from **Vasant Kunj STP** only to use for horticulture/ industrial purpose and **not for human use.**

Note: -

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2. Further,any adjustment on account of previous pending payments (if any) shall be recovered by DJB from the amount as submitted above or in future.
3. Agency will provide copy of RC for above vehicle including the mentioned capacity (in KL).
4. The afore-mentioned vehicles are not deployed by DJB & all the statutory requirements including their overall responsibility is on the part of the agency to whom this letter is being issued.

-Sd-
(Amit Kumar Tripathi)
EX. ENGINEER (SDW)- V

Copy to: -

1. SE(P)-3 -For kind information please.
2. Chief Security Officer
3. AE(E&M)
4. AAO(SDW)-V
5. JE (E&M) - Concerned
6. Office Copy / Gate copy

06/06/24
EX. ENGINEER (SDW)-V

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF FORESTS & WILDLIFE
A-BLOCK, 2ND FLOOR, VIKAS BHAWAN,
IP ESTATE, NEW DELHI-110002

F. No. 11(42)/RMB/DDA/2020-21/8250-54 **Dated:**08.1.2025

To,

Member Secretary,
Central Empowered Committee,
Chanakya Bhawan, Chanakya Puri,
New Delhi- 110021.

Sub: Application no. 1587 of 2024- Approval given by MCD and DDA to construct a high rise Private Luxury Group Housing Project situated at khasra no. 1230/2, Sector- B, Pocket 1, Vasant Kunj by M/s. RR Texknit LLP in South Central Morphological Ridge area of Vasant Kunj Sector B, New Delhi. – reg.

Ref: Office letter of CEC F.NO. 2-80/CEC/SC/2024 Pt. VII dated 02.01.2025.

Sir/Madam,

Apropos the reference cited above, the background information on Morphological Ridge/ Geo-morphological Ridge/ Geological Ridge/ Extended Ridge is provided below:

1. The Hon'ble High Court of Delhi in the matter of Ashok Tanwar Vs. Union of India W.P. (C) 3339/2011 & CM No. 12417/2011 directed that clearance from both the CEC and RMB must be obtained, in case of any project proposed on the land falling in the morphological ridge. The relevant extract of order dated 30.11.2011 is reproduced below:

   .....4. It is clear from the aforesaid that the area in question is given the character of a "Geological Ridge" though falling outside the Notified Forest Ridge Land. Even in respect of such a land, clearance from the Ridge Management Board or the Hon'ble Supreme Court through the Central Empowered Committed is to be obtained before carrying out any construction. Such permission is a pre-requisite in view of the directions of the Supreme Court.....

2. The Hon'ble Supreme Court of India i.e. SLP No. 35374/2010, directed CEC to file a report in respect of project area through order dated 06.10.2015. In compliance of the order CEC filed its report dated 19.11.2015 in which it was concluded that the stand taken by the Forest Department, Delhi has been verified by the CEC that the project area falls in"extended ridge" i.e., outside the area identified as Ridge area in the MPD 2001/ MPD 2021 but have

morphological features conforming to the ridge and recorded as "Gair Mumkin Pahar" in Revenue records.

3. Through judgement dated 29.06.2016, the Hon'ble Supreme Court, while referencing Hon'ble High Court the judgment of 30.11.2011, in the matter of Ashok Tanwar Vs. Union of India W.P. (C) 3339/2011 & CM No. 12417/2011, directed the following:

   ....."6. The non-forestry use of land falling in Delhi Ridge for implementation of the various development projects are being permitted only after the proposal is cleared/recommended by the Ridge Management Board and permitted by this Hon'ble Court. Such permissions have been granted by this Hon'ble Court subject to deposit of 5% of the estimated project cost with the Ridge Management Board Fund for conservation and development of Delhi Ridge and compensatory afforestation over equivalent non-forest land/Ridge land at project cost....

4. As per the directions of Chairman of Ridge Management Board the details/ map of the morphological ridge was obtained by this Department vide letter dated 28.05.2013 from the Geological Survey of India (GSI) on the scale of 1:20,0000. The said map of GSI was then submitted to the Geo Spatial Delhi Ltd. (GSDL) for digitization and a KML file thus produced is being utilised by the Department. (Copy of letter is enclosed.)

5. The relevant extract of the orders of the Hon'ble Supreme Court WP(C) No. 202/1995 in the matter of T.N. Godavarman Thirumulpad Vs UOI & Ors, is reproduced below:

Order dated 08.02.2023

.....15. We, therefore, find it appropriate that the Ministry of Environment, Forest and Climate Change (MoEFCC), appoints a Committee consisting of the following officials/officers, to work out the modalities for identifying the said area which has similar 'morphological features' as that of a notified ridge and which needs to be protected as a notified ridge.

i. *A senior officer of the MoEFCC, not below the rank of Joint Secretary.*
ii. *A representative of the Forest Department of the NCT of Delhi.*
iii. *A representative of the Geological Survey of India.*
iv. *A nominee of the Rigde Management Board*
v. *A representative of the DDA.*

Order dated 15.03.2023

".....We approve the Committee of technical experts which is proposed to be appointed by the Court appointed Committee....

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6. In pursuance to the directions dated 15.03.2023 of the Hon'ble Supreme Court of India, and office order of MoEF&CC dated 12.04.2023**(copy enclosed),** a High Powered Technical Committee (HPTC) was constituted under the chairmanship of Deputy Director General (Dy. D.G), GSI, New Delhi to do the technical background work with regard to identification of the land which has morphological features, similar to notified ridge. The committee is yet to submit the report.

The terms of reference (ToR) of the committee are as under:

ii. The Technical Committee will recommend parameters for identification of areas which have similar morphological features as that of the notified ridge.
iii. The Technical Committee will bring out a map of the such .areas on the scale of 1:4000 after necessary ground truthing and field verification.
iv. The Committee will submit its report within a period of three months from the date of constitution

In reference to the following queries as per letter dated 02.01.2025, the reply is submitted as below:

1. *Has the morphological ridge been mapped? If yes, then the correct map may please be provided .*
2. *The reason for indicating of the layers of the morphological Ridge mentioned in the website that "the map layers are tentative and not to be used as the base for initiating legal action or litigation in any issue. The accuracy and authenticity of this map will have to be confirmed from concerned landowning/managing agencies."*

- Yes, the morphological ridge map has been obtained by this Department vide letter dated 28.05.2013 from the Geological Survey of India (GSI) on the scale of 1:2,00,000. The said map of GSI was then submitted to the Geo Spatial Delhi Ltd. (GSDL) for digitization and a KML file thus produced is being utilized by the Department and the same is available on E-Vanlekh portal of Forest Department (https://evanlekh.eforest.delhi.gov.in). This map has been used in respect of all the project proposed in morphological ridge area till date and the Hon'ble Supreme Court has also approved many projects on the basis of this map upon recommendation of RMB & CEC.

- On E-Vanlekh portal of Forest Department (https://evanlekh.eforest.delhi.gov.in), a disclaimer is given that "the map layers are tentative and not to be used as a base for initiating legal action or litigation in any issue. The accuracy and authenticity of this map will have to be confirmed from concerned Land owning/Managing agencies", it is submitted that it is a

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general disclaimer provided for all the forest layers, present on the portal, as in compliance of the directions of Hon'ble NGT order dated 11.03.2019, OA number 58/2013, titled Sonya Ghosh vs GNCTD, Southern ridge has been only demarcated on ground by the revenue department, the ground verification for other forest layers is yet to be jointly demarcated on ground by the Revenue Department and the concerned land owning agencies.

- After the completion of the aerial LiDAR survey, along with the necessary ground truthing and field verification, the High Powered Technical Committee (HPTC), constituted under the directions of the Hon'ble Supreme Court of India, will submit a report with a map outlining areas with similar morphological features to the notified ridge, on a scale of 1:4,000. The department will utilize the morphological ridge map as recommended by the committee.

Encl A/a

Yours faithfully

08/1/25

(Dr. P. Viswakannan, IFS)
Chief Conservator of Forests/
Nodal Officer FCA

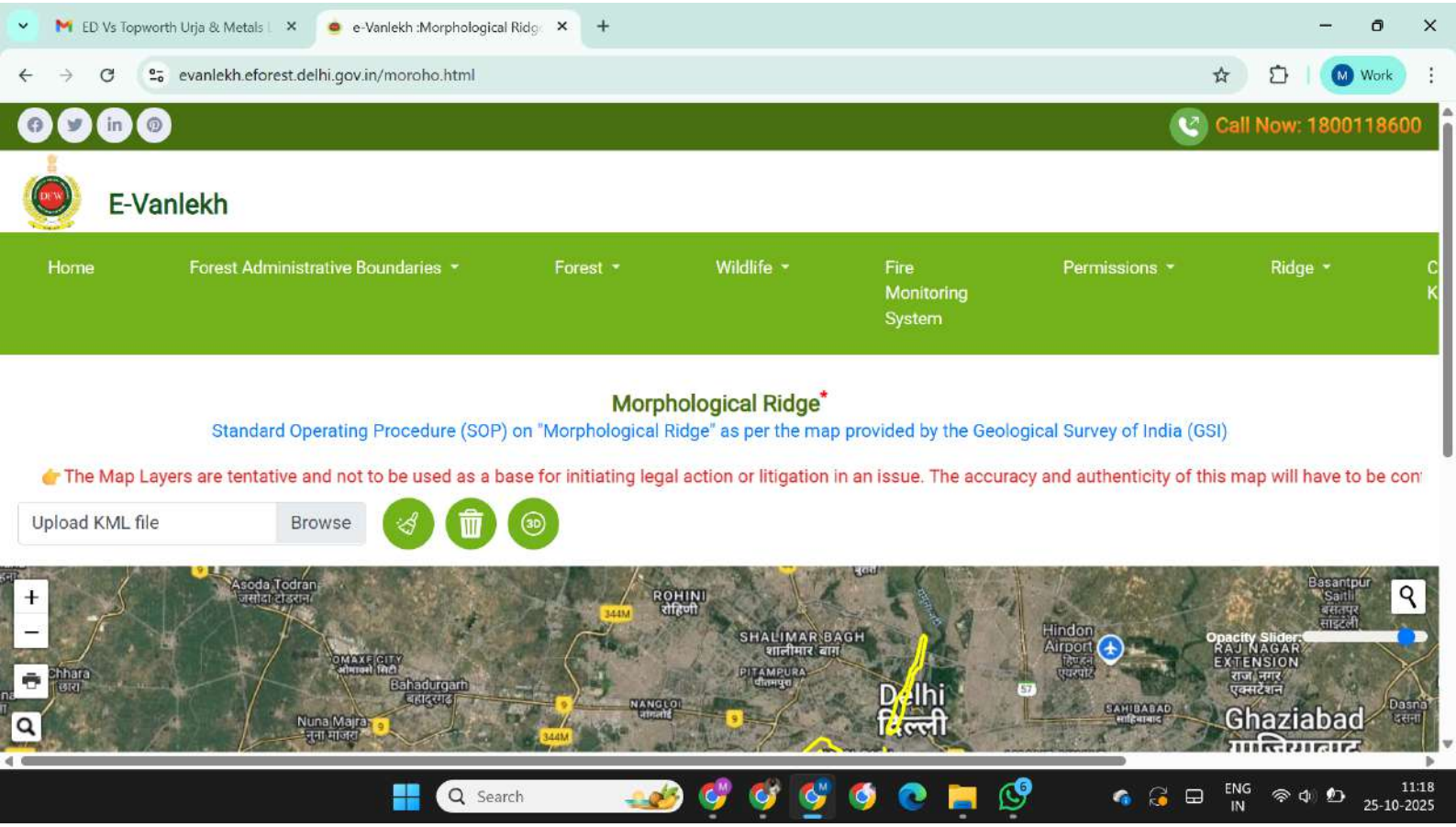
Copy to (for kind information)

1. PS to the APCCF/ HoD, Department of Forest & Wildlife, GNCTD.
2. PA to the CCF, Department of Forest & Wildlife, GNCTD.
3. PA to the CF, Department of Forest & Wildlife, GNCTD
4. PA to the CF(HQ), Department of Forest & Wildlife, GNCTD

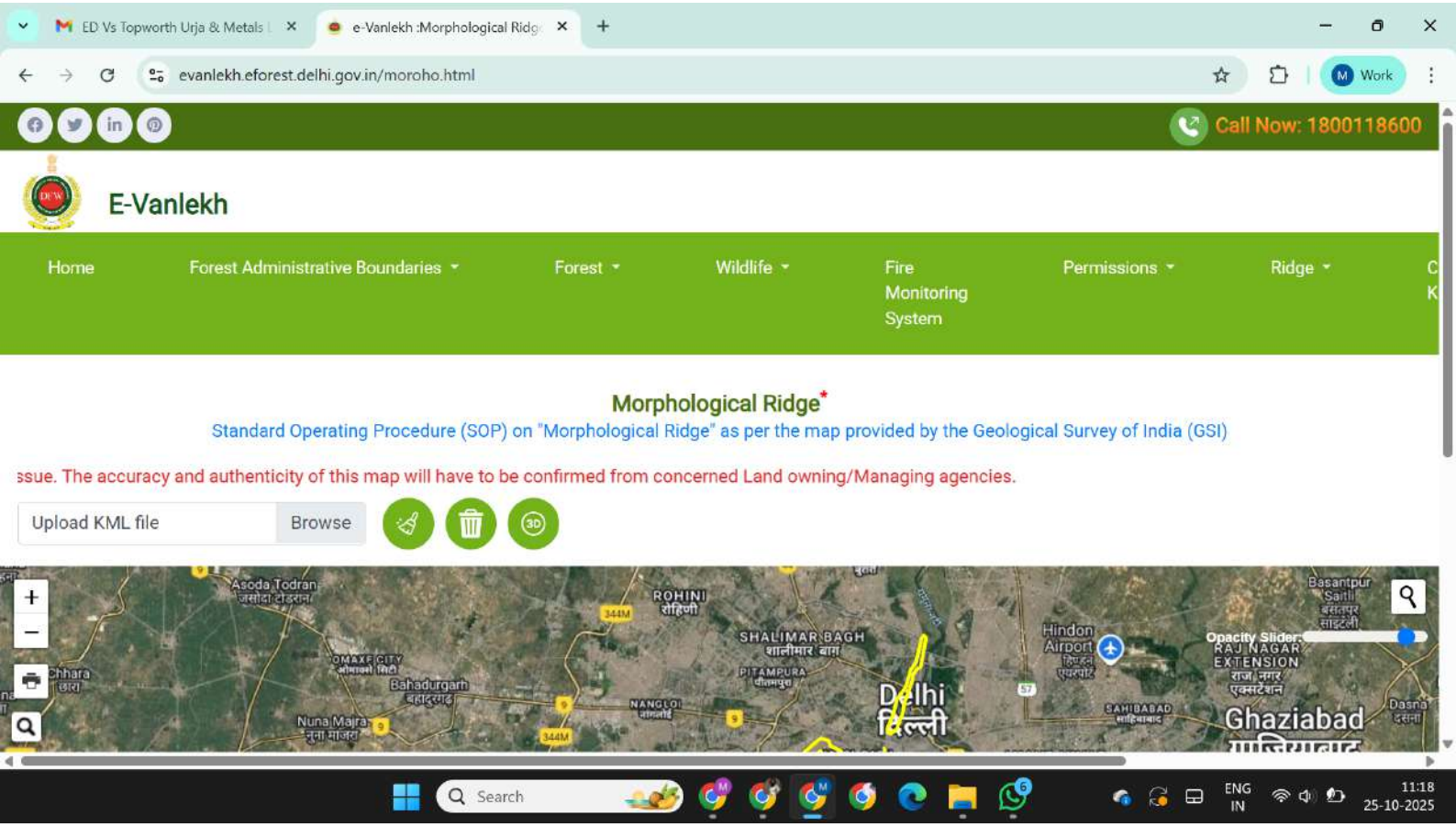
Sd/-

(Dr. P. Viswakannan, IFS)
Chief Conservator of Forests/
Nodal Officer FCA

1817


ED Vs Topworth Urja & Metals
e-Vanlekh :Morphological Ridge
evanlekh.eforest.delhi.gov.in/moroho.html
Work
Call Now: 1800118600
E-Vanlekh
Home
Forest Administrative Boundaries
Forest
Wildlife
Fire Monitoring System
Permissions
Ridge
Morphological Ridge*
Standard Operating Procedure (SOP) on "Morphological Ridge" as per the map provided by the Geological Survey of India (GSI)
The Map Layers are tentative and not to be used as a base for initiating legal action or litigation in an issue. The accuracy and authenticity of this map will have to be con
Upload KML file
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3D
Asoda Todran
ROHINI
SHALIMAR BAGH
PITAMPURA
Hindon Airport
Basantpur Saitli
Opacity Slider:
RAJ NAGAR EXTENSION
Bahadurgarh
NANGLOI
Nuna Majra
Delhi
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25-10-2025

1818


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25-10-2025

1819

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi - 110002

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11thTechnical Committee meeting of DDA for the year 2019 held on 23.12.2019.

The 11thTechnical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on23.12.2019. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

10/1/2020

(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Landscape), DDA
13. Addl. Commr. (AP-I), DDA
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After detailed deliberations, the Technical Committee recommended the proposal with following modifications:

Table 6.2 to be as follows:</td></tr>
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Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
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The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

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1822

Agenda Item No.	Issue	Discussion / Recommendations
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The meeting ended with the vote of thanks to the Chair.

1823

ANNEXURE-I

List of participants of 11th meeting for the year 2019 of Technical Committee on 23.12.2019

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman,DDA
2. Engineer Member,DDA
3. Pr. Commissioner(Housing)Sports
4. Pr. Commissioner(LD)
5. Commissioner(Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) – III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg)LP / MP
10. Dy. Director(Plg)MP & DC

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1. Ex. Engineer(B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA(HQ)CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD

1825

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi – 110002

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

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Director (Plg.) Master Plan

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13. Addl. Commr. (AP-I), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

13/1/20 9:45 AM

13/1/20

13/1/20

13/1/2020.

DELHI FIRE SERVICE HEAD QUARTERS Govt. of NCT of Delhi Connaught Place, New Delhi 13 JAN 2020 Outdoor Diary

D.M.R.C. LTD. 13 Fire Brigade Lane Barakhamba Road, New Delhi-110001 13 JAN 2020 Dispatch Section

OFFICE OF THE DY. COMMISSIONER OF POLICE (TRAFFIC) DELHI Dated 13-01-2020 11.30 Am

1826

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1828

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1829

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1. Vice Chairman,DDA
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3. Pr. Commissioner(Housing)Sports
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6. Addl. Commissioner (Landscape)
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1830

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi – 110002

F.1 (14)/2019/MP/ 23

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1836

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi – 110002

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

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18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

13/11/20

13/01/2020

13/11

Received at 9:55 am 13/01/2020

13/01/2020 at 9.50 AM (Email)

20 ACA to VC —— DDA

1837

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Integrated Freight Complex / Wholesale Market / **Warehousing Schemes**	~~30~~ **40**	~~80~~ **100**	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ **warehouse**, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, **Warehouse and its related facilities.**

The following footnotes to be added regarding various definitions:
(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.
(vi) "Storage" is an area for storing goods for the self use.
(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.
(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan

1838

Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector – B, Pkt. – I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4th July – 2018.	was approved in the 368th Screening Committee held on 22.04.2019. Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified. 1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP. 2. The said plot u/r is part of existing integrated layout plan. 3. The same has already been clarified in point no.1. 4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda. 5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies. 6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD. It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines. Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC – 43.	The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC. The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.

1839

Agenda Item No.	Issue	Discussion / Recommendations
		It was further deliberated that since the project is alrea[illegible] partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan. The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.

The meeting ended with the vote of thanks to the Chair.

1840

ANNEXURE-I

List of participants of 11th meetingfor the year 2019 of Technical Committee on 23.12.2019

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman,DDA
2. Engineer Member,DDA
3. Pr. Commissioner (Housing)Sports
4. Pr. Commissioner(LD)
5. Commissioner(Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) – III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg)LP / MP
10. Dy. Director(Plg)MP & DC

OTHER ORGANIZATIONS

1. Ex. Engineer(B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA(HQ)CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD

1841

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi – 110002

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11thTechnical Committee meeting of DDA for the year 2019 held on 23.12.2019.

The 11thTechnical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on23.12.2019. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

10/1/2020

(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Landscape), DDA
13. Addl. Commr. (AP-I), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

1842

Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10th Technical Committee meeting held on 05.12.2019. **F.1(13)/2019/MP**	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. **F.3(84)/2010-MP**	The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2. After detailed deliberations, the Technical Committee recommended the proposal with following modifications: Table 6.2 to be as follows:

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / **Warehousing Schemes**	~~30~~ **40**	~~80~~ **100**	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ **warehouse**, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, **Warehouse and its related facilities.**

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47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan

Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector – B, Pkt. – I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4th July – 2018.	was approved in the 368th Screening Committee held on 22.04.2019. Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified. 1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP. 2. The said plot u/r is part of existing integrated layout plan. 3. The same has already been clarified in point no.1. 4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda. 5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies. 6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD. It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines. Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC – 43.	The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC. The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.

1844

Agenda Item No.	Issue	Discussion / Recommendations
		It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan. The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.

The meeting ended with the vote of thanks to the Chair.

1845

ANNEXURE-I

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DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman,DDA
2. Engineer Member,DDA
3. Pr. Commissioner(Housing)Sports
4. Pr. Commissioner(LD)
5. Commissioner(Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) – III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg)LP / MP
10. Dy. Director(Plg)MP & DC

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3. Asstt. Architect. O/o SA(HQ)CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD

1846

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi - 110002

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11thTechnical Committee meeting of DDA for the year 2019 held on 23.12.2019.

The 11thTechnical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on23.12.2019. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

10/1/2020

(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
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16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

1847

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After detailed deliberations, the Technical Committee recommended the proposal with following modifications:

Table 6.2 to be as follows:</td></tr>
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Integrated Freight Complex / Wholesale Market / **Warehousing Schemes**	~~30~~ **40**	~~80~~ **100**	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ **warehouse**, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, **Warehouse and its related facilities.**

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

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47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan

1848

Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector – B, Pkt. – I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4th juiy – 2018.	was approved in the 368th Screening Committee held on 22.04.2019. Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified. 1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP. 2. The said plot u/r is part of existing integrated layout plan. 3. The same has already been clarified in point no.1. 4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda. 5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies. 6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD. It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines. Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.
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1849

Agenda Item No.	Issue	Discussion / Recommendations
		It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan. The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.

The meeting ended with the vote of thanks to the Chair.

1850

ANNEXURE-I

List of participants of 11th meetingfor the year 2019 of Technical Committee on 23.12.2019

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1. Vice Chairman,DDA
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3. Asstt. Architect. O/o SA(HQ)CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD

1851

1852

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi - 110002

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11thTechnical Committee meeting of DDA for the year 2019 held on 23.12.2019.

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10/1/2020

(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

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1853

Agenda Item No.	Issue	Discussion / Recommendations
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The meeting ended with the vote of thanks to the Chair.

1856

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1857

1858

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi - 110002

F.1 (14)/2019/MP/ 23

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(Rajesh Kumar Jain)
Director (Plg.) Master Plan

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The meeting ended with the vote of thanks to the Chair.

1862

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1. Vice Chairman,DDA
2. Engineer Member,DDA
3. Pr. Commissioner(Housing)Sports
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5. Commissioner(Plg)
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1864

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi – 110002

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11thTechnical Committee meeting of DDA for the year 2019 held on 23.12.2019.

The 11thTechnical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on23.12.2019. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

10/1/2020

(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi - 110002

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

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F.1 (14)/2019/MP/ 23

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6th Floor, VikasMinar
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Integrated Freight Complex / Wholesale Market / **Warehousing Schemes**	~~30~~ **40**	~~80~~ **100**	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ **warehouse**, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, **Warehouse and its related facilities.**

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

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(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

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<tr><td>47/2019</td><td>Applicability of Development control norms with reference to privately owned</td><td>The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan</td></tr>
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1883

Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector – B, Pkt. – I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4th July – 2018.	was approved in the 368th Screening Committee held on 22.04.2019. Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified. 1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP. 2. The said plot u/r is part of existing integrated layout plan. 3. The same has already been clarified in point no.1. 4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda. 5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies. 6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD. It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines. Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC – 43.	The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC. The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.

1884

Agenda Item No.	Issue	Discussion / Recommendations
		It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan. The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.

The meeting ended with the vote of thanks to the Chair.

1885

ANNEXURE-I

List of participants of 11th meetingfor the year 2019 of Technical Committee on 23.12.2019

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman,DDA
2. Engineer Member,DDA
3. Pr. Commissioner(Housing)Sports
4. Pr. Commissioner(LD)
5. Commissioner(Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) – III
8. Addl. Chief Architect, VC Sectt.
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OTHER ORGANIZATIONS

1. Ex. Engineer(B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA(HQ)CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD

1886

1887

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi – 110002

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11thTechnical Committee meeting of DDA for the year 2019 held on 23.12.2019.

The 11thTechnical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on23.12.2019. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

10/1/2020

(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Landscape), DDA
13. Addl. Commr. (AP-I), DDA
14. Secretary, DUAC
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16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
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18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

1888

Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10th Technical Committee meeting held on 05.12.2019. **F.1(13)/2019/MP**	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
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Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
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1889

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1890

Agenda Item No.	Issue	Discussion / Recommendations
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The meeting ended with the vote of thanks to the Chair.

1891

ANNEXURE-I

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1. Vice Chairman,DDA
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3. Pr. Commissioner(Housing)Sports
4. Pr. Commissioner(LD)
5. Commissioner(Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) – III
8. Addl. Chief Architect, VC Sectt.
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1892

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi – 110002

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11thTechnical Committee meeting of DDA for the year 2019 held on 23.12.2019.

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10/1/2020

(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

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5. Pr. Commissioner (LD)
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7. Chief Planner, TCPO
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1893

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1896

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1. Vice Chairman, DDA
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1897

1898

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi – 110002

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11thTechnical Committee meeting of DDA for the year 2019 held on 23.12.2019.

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(Rajesh Kumar Jain)
Director (Plg.) Master Plan

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1899

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1903

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi – 110002

F.1 (14)/2019/MP/ Date:.01.2020

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1904

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Integrated Freight Complex / Wholesale Market / **Warehousing Schemes**	~~30~~ **40**	~~80~~ **100**	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ **warehouse**, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, **Warehouse and its related facilities.**

The following footnotes to be added regarding various definitions:
(v) 'Godown' is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.
(vi) 'Storage' is an area for storing goods for the self use.
(vii) 'Warehousing' is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.
(viii) The Additional FAR charges shall be payable as decided by Government from time to time.

<table>
<tr><td>47/2019</td><td>Applicability of Development Control Norms with reference to privately owned land in the approval layout</td><td>The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan was approved in the 368th Screening Committee held on</td></tr>
</table>

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Agenda Item No.	Issue	Discussion / Recommendations
	plan of SFS Housing at Sector – B, Pkt. – I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4th July – 2018.	22/04/19. Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the screening committee. The issues raised by SDMC were deliberated point-wise and the following was clarified:- 1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP. 2. The said plot u/r is part of existing integrated layout plan. 3. The same has already been clarified in point no 1. 4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved laoyout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda. 5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies. 6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULBs from Revenue Deptt. GNCTD. It was decided that the guidelines, SOP be forwarded to Ministry and LG office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the said clarifications may also be included in the SOPs/Guidelines. Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC – 43.	The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC. The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not. It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be

Agenda Item No.	Issue	Discussion / Recommendations
		utilized for the activities as per the provisions of Master Plan. The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt./public funds, however, the approval/ NOC from PWD and Fire Deptt. shall be required.

The meeting ended with the vote of thanks to the Chair.

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ANNEXURE-I

List of participants of 11th meetingfor the year 2019 of Technical Committee on 23.12.2019

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(Housing)Sports
4. Pr. Commissioner(LD)
5. Commissioner(Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) – III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg)LP / MP
10. Dy. Director(Plg)MP & DC

OTHER ORGANIZATIONS

1. Ex. Engineer(B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA(HQ)CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD

DRAFT

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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P Estate, New Delhi – 110002
Phone No.23370507

F.1 (14)/2019/MP/ 580 Date: 20.12.2019

MEETING NOTICE

The 11th Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 23.12.2019 at 1.00 P.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

It is requested to make it convenient to attend the meeting.

20/12/19
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Landscape), DDA
13. Addl. Commr. (AP-I), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

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11th Technical Committee Meeting to be held on 23.12.2019

Sr. No.	ITEM NO.	SUBJECT	PAGE NO.
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2.	46/2019	Reg. Modification in MPD-2021 for warehouses/ warehousing schemes in MPD-2021 **F.3(84)/2010-MP**	6-13
3.	47/2019	Applicability of Development control norms with reference to privately owned land in the approved layout plan of SFS Housing at Sector-B, Pkt.-I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4th July -2018	14-17
4.	48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC-43	18-26

1910 ITEM No. 45/TC/2019

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi – 110002

F.1 (13)/2019/MP/ 552 **Date: 06.12.2019**

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2019 held on 05.12.2019.

The 10th Technical Committee meeting of DDA for the year 2019 was held under the chairmanship of V.C. DDA on Thursday, 05.12.2019. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

6/12/19

(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (Housing)
5. Pr. Commissioner (LM)
6. Pr. Commissioner (LD)
7. Commissioner (Plg.)
8. Chief Planner, TCPO
9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.) UTTIPEC & GIS, DDA
14. Addl. Commr. (Landscape), DDA
15. Addl. Commr. (AP-I), DDA
16. Secretary, DUAC
17. Chief Town Planner, (SDMC, NDMC, EDMC)
18. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
19. Dy. Commr. of Police (Traffic) Delhi
20. Land & Development Officer, (L&DO)
21. Director Fire Service, GNCTD

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Agenda Item No.	Issue	Discussion / Recommendations	Remarks
41/2019	Confirmation of the 9th Technical Committee meeting held on 11.11.2019	Since no observations/ comments were received, the minutes of the 9th Technical Committee meeting held on 11.11.2019 were confirmed as circulated.	
42/2019	Special permission sought for features proposed in Bharat Vanadana Park.	The proposal was presented by Addl. Commissioner (Landscape). It was explained that the aim and objective of development of this park is to showcase the rich diverse cultural/ art heritage/ ethnic values of country and different states under one roof to augment the national bonding among the citizens as well as visitors from foreign countries. The park has been conceptualised by dividing site in various zones including Congregational zone, Cultural zone, Tree walk, Eco-sensitive zone, Conservatory Fun Park, Adventure Park, Lake View, Restaurants & Mini India. The park also features excursion like boating, zip-lining, animal animatronics zoo, musical fountain and light show. Various structures in the form of permanent built-up structures, such as Entrance Gate Complex, Restaurant, Food stall, Souvenir shops, V.R. Gaming zone have been provided. Beside this, glass domes, pylon structure, spiral rings, Mini India Monument have also been proposed for which no development control norms have been mentioned in MPD and UBBL. As per provision of MPD-2021, built-up area of 400 sqm. is permissible in a District Park for restaurant. An amusement park is also a permissible activity of District Park for which 7.5 FAR is assigned. Therefore total 7,900 sqm. Built-up area can be permitted in a District Park of more than 25 Ha. of area. An area of 5,490sqm. has been utilised for restaurant, kiosk, café, food stall and rest of the area has been utilised for other structures.	

		Relaxation/ special permission has been sought for structures for which no development control norms have been given in MPD-2021 and UBBL, 2016. After detailed deliberation, Technical Committee decided the following: (i) The area under Restaurant, kiosk, Café and Food stall as per the proposal is more than the area permitted in a District Park but the same is within the permissible built-up limits and was agreed considering the various nature of activities proposed and foot-fall envisaged to visit the park. (ii) UBBL, 2016 under clause 7.17.2 allow certain elements not to be included in covered area for FAR and Ground Coverage. The pylon structure spiral rings with connecting bridge are to be considered under this clause. (iii) Glass dome provided as a Special Landscape feature which is provided world over as an exemplary landscape feature such as in Gardens by the bay - Singapore, Kew Garden – England etc. where a diverse range of plants and fossils are maintained in a controlled environment, shall be permitted under sub-clause 7.24 of UBBL – 2016 as no specific provision has been given in MPD – 2021 and UBBL – 2016. Mini India monument are the standalone replica of various monuments in the Ratio of 1:25 with landscape area having no habitable space in between shall be considered as Architectural Landscape element and shall be treated as free from Built up area, FAR and Ground Coverage. Since the project is a unique and one of its own kind and shall be a land mark not only for Delhi but to the Nation. This shall be placed before the Authority for its appraisal and consideration.	
43/2019	Proposed change of	The proposal was presented by Land &	Action:

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	landuse of various plots (8 nos.) as mentioned in the Technical Committee Agenda	Development officer, GoI. Officers from Planning, Zone-D, DDA informed that Landuse was mentioned transportation for Plot No. 1 as in agenda item located on church road near DTC Central Secretariat Bus Terminal, New Delhi, but as per Master Plan and Zonal Plan of Zone D – 2001 it is as under: Landuse as per MPD-2021/ ZDP 2001 — Landuse changed to Govt. Office MPD-2021 – Transportation (Bus Terminal/ Parking ZDP- Zone-D – 2001 – Part - Recreational (Neighbourhood Play Area) Part - Transportation (Bus Terminal/ Parking After detailed deliberation, the proposal as contained in Para 4.0 of the agenda with the above modification in landuse for Plot No. 1 was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957. With the following conditions: (i) The clearances from the PMO, Heritage Conservation Committee and Central Vista Committee shall be taken by L&DO. (ii) The listed heritage structures shall be dealt as per the relevant heritage provisions.	Director(Building)
44/2019	Proposed change of Land use of Plots situated at Factory Road (Africa Avenue Road), New Delhi	The proposal was presented by Land & Development officer, GoI. After detailed deliberation, the proposal as contained in Para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	

The meeting ended with the vote of thanks to the chair.

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ANNEXURE – I

List of participants of 10th meeting for the year 2019 of Technical Committee on 05.12.2019

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(Housing)Sports
4. Pr. Commissioner – LD/LM
5. Commissioner(Plg)
6. Addl. Commissioner (Plg.) – III
7. Additional Commissioner (IS), Landscape Deptt, DDA
8. Addl. Chief Architect, VC Sectt.
9. Director(Plg)MP

OTHER ORGANIZATIONS

1. Land and Development Officer, L&DO
2. Executive Officer, Land and Development Office, L&DO
3. Assistant Engineer, Land and Development Office, L&DO
4. Assistant Engineer - II, Land and Development Office, L&DO
5. Town and Country Planner, TCPO
6. Deputy Chief Architect, NDMC
7. Assistant Architect, CPWD
8. Architect, DUAC
9. Assistant Divisional Officer, Delhi Fire Service
10. Executive Engineer, I&FC
11. Executive Engineer (B)HQ, SDMC
12. Assistant Engineer (B)HQ, SDMC

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ITEM No. 46/TC/2019

SUB: REGARDING MODIFICATION IN MPD – 2021 FOR "WAREHOUSE/ WAREHOUSING SCHEMES" IN MPD-2021

File No. F 3(84)2010/MP

1.0 BACKGROUND

1.1 Various requests from concerned local bodies were received regarding warehouses, warehousing schemes along with other related issues. The matter was examined and a clarification w.r.t. number of affected warehousing schemes, existing conditions, parking, environmental assessment etc. was requested from local bodies, however no reply in this regard has been received. Further in various meetings held at sr. levels the issue regarding norms and permissibility of warehousing is being raised.

1.2 Requests have been received from Sh. Subhash Arya, Former MLA, Former Mayor, SDMC regarding allowing smaller warehousing units with higher FAR equivalent to LSC / CSC.

1.3 Also, due to changing times and introduction of numerous online shopping sites, the demand for 'warehouse to home' model of business has increased the need of warehouses for various commodities.

2.0 EXAMINATION

2.1 Earlier in MPD-2001, Development Control Norms for Wholesale Trade / Warehousing was given as:

Maximum Ground Coverage:	20%
Maximum floor area ratio:	60
Maximum Height:	14m

2.2 Master Plan of Delhi- 2021 is notified on 07.02.2007, wherein the following provisions are given w.r.t. "Warehousing":

a) The following is stipulated under Para 6.1.2 Proposed Wholesale Markets within Integrated Freight Complexes in Chapter – 6 of MPD-2021:

"Wholesale markets within Integrated Freight Complexes are to be developed as per requirement.

The new wholesale markets shall provide facilities for:

i) Intra-urban freight movement and interchange of mode.

ii) Warehousing and storage facilities.

iii) Servicing, lodging and boarding, idle parking and other required facilities." **(Annexure I)**

b) As per Para 6.2: Sub-City Level Markets:

Some of the existing planned Wholesale Markets, Warehousing and Transport Centres are as given in Table 6.1. **(Annexure II)**

Table 6.1: Sub-City Level Markets

S. No.	Location	Commodity / Activities
i)	Azadpur	Fruit and vegetable
ii)	Okhla	Fruit and vegetable
iii)	Keshopur	Fruit and vegetable
iv)	Naraina	Iron and Steel
v)	Sanjay Gandhi Transport Centre	Transport / Warehousing
vi)	Rohtak Road Transport Centre	Transport / Warehousing
vii)	Narela	Food grains
viii)	Najafgarh	Food grains
ix)	Kirti Nagar	Timber

c) In notes under Table 6.2: Development Controls – Wholesale trade at sr. no. (iv) following is mentioned:

iv) In case of individual plots not forming part of any comprehensive / integrated development scheme, the development controls shall be as per already approved scheme / layout plan.

d) As per Chapter 17: Development Code, Clause 4.0 and Sub/Clause 8(2) of MPD-2021, Warehousing falls under 'Commercial – C2' use zone and is a permissible use premise in 'Commercial C2' and in 'Manufacturing, Service and Repair Industry – M' (As part of approval of layout plan or as a case of special permission from the Authority) respectively.

2.3 Central Government notified the amendments vide Gazette Notification S.O. 3027 (E) dated 21.06.2018 as 'Para 6.4: Norms for Redevelopment of Godown Clusters Existing in Non-Conforming Areas' wherein the development controls for redevelopment of Standalone Godowns and Godown Clusters with other conditions have been introduced. **(Annexure III)**

2.4 Further it may be also be pertinent to provide that, the Development control norms applicable at the level of integrated schemes turns to higher side when distributed to smaller variable size plots excluding roads, greens and other facilities.

2.5 Now due to lack of clarity w.r.t. warehousing plots/ warehousing schemes in MPD-2021, the modification in Table 6.2 of Chapter 6: Wholesale Trade, with inclusion of term warehousing with flexible development controls shall help in including warehouses as a use premise.

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3.0 PROPOSAL

Based on the above examination the following modification in MPD-2021 is proposed:

Provision in MPD - 2021							
Table 6. 2: Development Controls – Wholesale Trade							
Existing Provisions	Proposed Amendments/Modifications						
As per Table 6.2	Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
		Ground Coverage %	FAR	Height (m)			
	Integrated Freight Complex / Wholesale Market / **Warehouses/ Warehousing Schemes**	~~30~~ 40	~~80~~ 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ **warehouse**, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, **Warehousing and its related facilities.**

4.0 RECOMMENDATION

The proposed modifications as contained in para 3.0 above is placed before the Technical Committee for its consideration for further processing under Section 11 - A of DD Act, 1957.

Asstt. Director (Plg.)
DC

Dy. Director (Plg.)
MP & DC

Director (Plg.)
MP& DC

ii) **Disincentives:**

a) Restriction on the entry of heavy goods vehicles in the Special area;

b) Storage of hazardous / inflammable commodities like paper, plastic / PVC, chemicals, petroleum and its products; should be discouraged.

c) Restriction on storage / warehousing of bulky commodities like food grains, fruits and vegetables, dairy, poultry / fish products, iron and steel, and building materials; and

d) Non-renewal of trade licenses for Wholesale Trade in non-conforming areas.

Sadar Bazar

The old congested built up areas like Sadar bazaar have serious problems of traffic congestion, inadequate physical and social infrastructure, lack of open spaces etc. The wholesale market of Sadar bazaar needs to be redeveloped at the same location with necessary infrastructure and parking required for wholesale trade.

6.1.2 PROPOSED WHOLESALE MARKETS WITHIN INTEGRATED FREIGHT COMPLEXES

It is proposed to develop new wholesale markets as counter markets to cater to the demands of the growing population of Delhi only, near the rail and road entry points of NCTD. These should be linked with the proposed Wholesale Markets within Integrated Freight Complexes where the wholesale business could be operated more efficiently in a better environment. The break up of land requirement for different commodities at various locations should be decided at the time of preparation of schemes for the complex by the implementing agency.

Wholesale markets within Integrated Freight Complexes are to be developed as per requirement.

The new wholesale markets shall provide facilities for:

i) Intra-urban freight movement and interchange of mode.

ii) Warehousing and storage facilities.

iii) Servicing, lodging and boarding, idle parking and other required facilities.

6.2 SUB-CITY LEVEL MARKETS

Delhi has become an agglomeration of cities over a period of time. Sub-City level wholesale markets shall cater to the needs of population at local level. These markets of medium size need to be dispersed throughout the city to enable even distribution of commodities from these complexes to the retail outlets.

Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. [1][To incentivize the redevelopment, a maximum overall FAR of 50% over and above the permissible FAR shall be given.] The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6. shall be made available in wholesale city level market and sub-city level market to enable their relocation.

Some of the existing planned Wholesale Markets, Warehousing and Transport Centres are as given in Table 6.1.

Table 6.1: Sub-City Level Markets

S. No.	Location	Commodity / Activities
i)	Azadpur	Fruit and vegetable
ii)	Okhla	Fruit and vegetable
iii)	Keshopur	Fruit and vegetable
iv)	Naraina	Iron and Steel
v)	Sanjay Gandhi Transport Centre	Transport / Warehousing
vi)	Rohtak Road Transport Centre	Transport / Warehousing
vii)	Narela	Food grains
viii)	Najafgarh	Food grains
[2][ix	Kirti Nagar	Timber]

In addition to above, the following wholesale markets are to be developed:

i) Loni Road
ii) Rohini Ph-IV / V
iii) Dwarka Sub-City
iv) Narela Sub-City

In Urban Extension, about 8-10 ha. of land for about one million population should be provided for such Sub-City level markets. The different commodities to be provided at various locations should be decided at the time of preparation of schemes by the implementing agency. These markets shall have adequate parking, repair and servicing facilities. Land should be identified in each zone accordingly.

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[1] Added vide S.O. 1215(E) dated 13.05.2013
[2] Added vide S.O. 2690(E) dated 11-08-2016

6.4.2.7. गोदाम क्लस्टर पुनर्विकास स्कीम के लिए निम्नलिखित क्षेत्र पात्र नहीं होंगे। बंगलो जोन (नई दिल्ली एवं सिविल लाइन्स) रिज नदी तल (जोन-0) जलाशयों के निकट के क्षेत्र, नहरें, सुरक्षा की दृष्टि से संवदेनशील क्षेत्र, संरक्षण तथा विरासत क्षेत्र, आरक्षित/संरक्षित वन, डीडीए फ्लैट, सहकारी समूह आवास सोसाटियाँ, सरकारी फ्लैट/बंगलों/नियोक्ता आवास आदि तथा उनके सन्निकट समकक्ष।

[फा. सं. के-12011/5/2018-डीडी-I]

अनिल कुमार, अवर सचिव

MINISTRY OF HOUSING AND URBAN AFFAIRS

(Delhi Division)

NOTIFICATION

New Delhi, the 21st June, 2018

S.O. 3027(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021(MPD), were published in the Gazette of India, Extraordinary, as Public Notice S.O. 509(E) dt. 03.02.2018 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within three (03) days from the date of the said notice (as per notification GSR 101(E) dated 31.01.2018) which was further extended by two (02) days vide S.O. 533(E) dated 06.02.2018;

2. Whereas, 121 number of objections / suggestions received from individuals, RWAs, NGOs and public representatives with regard to the proposed modification have been considered by the Board of Enquiry and Hearing, set up by the Delhi Development Authority and also approved at the meeting of the Delhi Development Authority;

3. Whereas, the Hon'ble Supreme Court vide its order dated 06.03.2018 in Writ Petition (Civil) No. 4677/1985 titled MC Mehta vs Union of India & Ors, had stayed further progress in the amendments to MPD in view of which the proposed modifications could not be considered and notified by the Central Government;

4. Whereas, the Hon'ble Supreme Court vide its orders dated 15.05.2018 in the above court case directed the Central Government to put up the modifications proposed by DDA in public domain for another period of 15 days, giving opportunity to the public to give objections / suggestions on the proposed modifications;

5. Whereas, in compliance of the above mentioned orders of Hon'ble Supreme Court, modifications which the Central Government proposed to make in the Master Plan for Delhi-2021, were again published in the Gazette of India, Extraordinary, as Public Notice S.O. 2152(E) dt. 26.05.2018 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions, within fifteen (15) days from the date of the said notice;

6. Whereas, within the said prescribed period, 115 numbers of objections / suggestions received with regard to the proposed modification have been considered by the Board of Enquiry and Hearing set up by the Delhi Development Authority.

7. Whereas, the proposal along with the recommendations of the Board of Enquiry and Hearing were placed in the meeting of Delhi Development Authority on 19.06.2018. The proposal as approved by the Delhi Development Authority was forwarded for consideration of Central Government;

8. Whereas, the Central Government has, after carefully considering all aspect of the matter, decided to modify the Master Plan for Delhi-2021;

9. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

MODIFICATIONS

Following new Para 6.4 is added in Chapter 6 – Wholesale Trade of Master Plan for Delhi–2021:

6.4 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS EXISTING IN NON-CONFORMING AREAS

The National Capital Territory of Delhi Laws (Special Provisions) Second Act- 2011 provides for formulation of "policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing Godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

6.4.1 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS IN NON-CONFORMING AREAS

Following norms will be followed in redevelopment process, keeping in view the existing ground realities as well as the imperatives of planned development.

6.4.1.1 Stand alone Godown plots which do not form part of any cluster shall be governed with the following conditions:

i. Stand alone godowns (storage of non polluting / non hazardous materials) shall be allowed only which are having direct access from minimum 30 mtr ROW road.

ii. In village abadi (laldora area) and extended laldora areas, storage godowns of non-polluting / non-hazardous materials shall be allowed only which are having direct access from

a. 9 mtr. RoW with plot size upto 300 sq.m (7.5 mtr. in case the road is defined / approved by the revenue deptt.)

b. 12 mtr. RoW for plot size above 300 sqm .

iii. These godowns shall be allowed subject to fulfillment of parking requirements within the plot and NOC from the Traffic Police Deptt. and the Fire Deptt. of GNCTD.

iv. The loading / unloading facility from the vehicles shall be provided within the plot.

v. Owners of stand alone godowns needs to get the plans approved within one year period from the date of this notification. The owners of plots falling in non-conforming areas and existing godowns located on less than 30.0 m will have to shift to the other conforming areas / godown clusters within this one year. Such godowns functioning in non-conforming areas shall have to close down within the above said time period.

6.4.1.2 Non-conforming clusters of godowns / warehousing activities of minimum 2 Ha. contiguous area and having concentration of more than 55 percent of the plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys.

After notification of such clusters by the local bodies / GNCTD, the redevelopment scheme will have to be prepared by the society (to be formed by the land owners) based on following norms / conditions and thereafter approval by concerned local body.

i. The cluster should have direct access from a road of minimum 30mt RoW.

ii. Formation of group or society shall be mandatory to facilitate preparation of redevelopment scheme / plan, development of services, parking and maintenance, pollution control and environment management.

iii. Amalgamation and reconstitution of plots shall be permissible for redevelopment within the scheme area.

iv. Owners of the godowns shall have to obtain the requisite statutory clearances from the concerned agencies, wherever necessary. After approval of the Layout Plan for redevelopment by the society, the identified clusters will be processed for change of land use on receiving the proposal from local body.

1922 13-

v. Other stipulations shall include:

a. About 10% area is to be reserved for circulation / roads / service lanes.

b. About 10% area of semi permeable surface for common parking, idle parking and loading / uploading areas.

c. About 10% of the area to be reserved for associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, lodging and Boarding and informal market areas etc. as per the norms.

d. Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging / rainwater harvesting and Drainage plan as per norms.

e. About 8% of the area shall be reserved for parks / green buffer.

f. Utilities such as ESS, underground water storage tank, rain water harvesting system, solar heating / lighting systems etc. will be provided within the plot.

g. All plots within the scheme should have direct access from road of minimum12 mts RoW.

vi. Other provisions / development control norms shall be applicable as prescribed.

Note: Subject to availability of land for these facility mentioned at v) (a, b, c, e) within godown cluster or in the surrounding area be considered.

vii. Requisite conversion charges and any other levies as decided by the Government from time to time (wherever applicable) would be required to be paid to the concerned Authority.

viii. Redevelopment plans of individual clusters will have to be prepared by the society and thereafter approved by the concerned local authority / MCD. The redevelopment shall be completed within three years from the date of approval of the plans.

ix. Clusters, which fail to complete the redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and these godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew the licenses to such godowns without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

6.4.2 OTHER CONDITIONS

6.4.2.1. Development control norms for the godown plot incorporating the risk based classification as per Table 3.2 of UBBL 2016, shall be as follows:

Plot Size (in sq m)	Max. Gr. Coverage (%)	Max. FAR	Max. Height	Parking
Up to 500	70	140	Below 15 m	• Common parking to be provided in case of plots upto 300 sq.m. • 3 ECS / 100 sq.m. of floor area for plots above 300 sq.m.
Above 500 - 2000	60	120	Below 15 m	
Above 2000 - upto 10,000	50	100	Below 15 m	
Above 10,000	40	80	Below 15 m	

Notes:

1. Wherever the building regulations are given for different categories of plots, the covered area and the floor area shall in no case be less than the permissible covered area and floor area respectively for the largest size of plot in the lower category.

2. Conformity to fire safety norms based on Risk based classification as per UBBL 2016; Delhi Fire Services Act.

3. Common parking shall be provided for plots up to 300sqmt. size and front setback shall be provided without boundary wall for use of parking and loading / unloading purposes.

LAID ON TABLE – 1923 ITEM No. 47/TC/2019

Subject: **Applicability of Development Control Norms with reference to privately owned land in the approved layout plan of SFS Housing at Sector –B, Pkt.-I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4th July 2018.**

1.0 BACKGROUND:

1.1 "The Regulations for enabling the planned development of privately owned land" were notified on 4th July 2018.

1.2 In pursuance to the notification proposal of incorporation of privately owned land in the layout plan of SFS Housing at Sector B, Pkt.-1, Vasant Kunj was approved by the 368th Screening Committee Meeting held on 22.04.2019. The proposal contained in the agenda was approved with observations that privately owned land in question shall not be bounded by permanent physical barrier. The proposal approved by the Screening Committee was as follows:-

(i) *The approach of the Group Housing at Sector-B Pocket-I is from 24 M. road R/W in the North and Western Side, 45 M. road R/W on the Eastern Side and 75 M. road R/W in the Southern Side. The plot under reference forms an integral part of this pocket. Therefore, as per MPD the entire pocket alongwith plot under reference qualifies for Group Housing.*

(ii) *On the basis of the above report submitted by Dy. Director (LM) south west zone, Khasra No. 1230/2, village Mehrauli has been incorporated in the layout plan of SFS Housing at, Sector-B, Pocket-I, Vasant Kunj for Group Housing.*

(iii) *The proposal is subject to compliance of all the statutory regulations notified vide S.O. 3249(E) dated 04.07.2018 regardin 'The regulations for enabling the planned development of Privately Owned Land 'and fulfillment of all the requirement as laid down in 'Standard Operating Procedure for grant of permission for planned development of privately owned land' issued by DDA and relevant provisions of Master Plan/UBBL- 2016 before the sanctioning of the Building Plan by South DMC.*

(iv) *South DMC shall verify the area of the Khasra No. 1230/2, village Mehrauli, its location, configuration, dimensions etc. from the concerned Revenue Department of Govt. of NCT of Delhi/Delhi Municipal Corporation.*

(v) *South DMC shall levy all applicable charges.*

2.0 EXAMINATION:

2.1 After the approval of the Screening Committee as a follow up action the owner was to submit an Affidavit and Indemnity Bond to DDA stating that DDA shall not be party to any dispute arising at any stage with regard to location, shape, size and ownership of the plot. The owner subsequently submitted Indemnity Bond vide letter dated 05.09.2019 and deposited an amount of Rs, 20,000/- (Twenty Thousand Only) as processing fees @ Rs. 10,000/- (Ten Thousand Only) per Acre subject to approval by the Ministry of Housing and Urban Affairs. The payment has been verified by Dy. CAO (PE), DDA dated 09.09.2019.

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2.2 The decision of the Screening Committee was conveyed to Chief Engineer (Bldg.) HQ vide letter No. F.No.ACA-I/SZ/HUPW/DDA/2019(4)/SCM/SDMC/D-02 dated 16.09.2019 for taking further necessary action by South Delhi Municipal Corporation.

2.3 The Chief Engineer (Bldg.) SDMC forwarded the file on the subject seeking clarification regarding decision taken in the Screening Committee. The clarifications sought by SDMC is as follows:-

1) *It has been mentioned in the letter dated 16.09.2019 of DDA that the privately land under reference shall not be bounded by physical barrier. Being group housing project, the EWS & Community Services may also be part of Group Housing, therefore, it may be clarified by DDA that how this can be achieved without permanent physical barrier with the surrounding DDA Flats.*
2) *In the letter of DDA, it has been mentioned that the entire pocket B-1 qualifies for the Group Housing. However, it has not been clarified whether this individual plot under reference qualifies for Group Housing or not and whether it can be treated as an independent plot of Group Housing or no.*
3) *The plot under reference abuts the road which is 10.66 meter wide while as per MPD-2021; the minimum road width requirement for group housing is 18 meters. This needs clarification/relaxation from DDA. Moreover, the density of the Group Housing may be taken as per MPD-2021 or MPD-2001, has not been mentioned in the letter of DDA.*
4) *The plot under reference is part of the approved comprehensive scheme of DDA for pocket B-1, however, DDA has not provided the modified layout plan of the area. As per Private Land Policy dated 04.07.2018, the agency who has prepared the Layout Plan shall amend its existing layout plan. As such, DDA may be requested to provide a copy of the modified Layout plan of the area showing the boundaries and dimensions etc. of the plot under reference.*
5) *As far as height of the building is concerned, in this regard para 5.5 of the Development Control Norms of private Land Policy read as Under:*

"Land parcels falling within the already approved or developed schemes of DDA/ULBs/other government bodies shall be in conformity with the surrounding development, irrespective of applicable developed control norms. The development of such land will governed by the use/activity and the development control norms of the surrounding development (subject to availability of required infrastructure services), maintaining the planned development around the land parcel".

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In the vicinity of the plot under reference there exists 3 stories flats constructed by DDA having height less than 15 meters. Whether the height more than 15 meters can be considered in the present case, may be clarified by the DDA.

6) *In the letter of DDA, it has been mentioned that location, configuration, dimension etc. may be taken up from Revenue Deptt. In this regard, it is pertinent to mention here that the said land was shown by the DDA for development of DDA flats of Pocket B-1. Being the land for development of DDA flats, the Layout Plan of which was also approved by the DDA. Hence, the requisite clarification w.r.t. location, configuration, dimensions etc. be done by the DDA with the Revenue Department. As such, location, configuration, dimensions etc. be super-imposed along with the Khasras in the modified layout plan which may be done by the DDA.*

2.4 Sr. Architect (South Zone) vide letter No. F.PA/Dir(Plg.)/Narela/2018/319 dated 09.12.2019 was requested to provide the clarifications on the issues raised by South Delhi Municipal Corporation as per Integrated Housing Scheme of DDA, Vasant Kunj, Pkt. B-I.. Sr. Architect (South Zone) vide note No. SA/SZ/HUPW/DDA/2014/SCM/D-36, dated 17.12.2019 provided the following comments-

(i) *The private land under reference shall not be bounded by permanent physical barrier is the observation of SCM, referred in the letter. The EWS and community services may be provided as per the provisions of MPD.*

(ii) *In para 4.1 under 'Proposal' it is mentioned that "the plot under reference forms an integral part of the pocket. Therefore, as per MPD the entire pocket along with plot under reference qualifies for Group Housing". Therefore, it cannot be treated as an independent plot of Group Housing.*

(iii) *The entire pocket at Sector-B, Pocket-I is a Group Housing Plot which is bounded by 24 M. road R/W in the North and Western side, 45 M. road R/W on the Eastern side and 75 M. road R/W on the Southern side. The development controls norms shall be as per Clause 5.5 of the 'Regulations for enabling the Planned Development of privately owned lands' dated 4th July, 2018.*

(iv) *The copy of the approved agenda, minutes along with the Layout plan of Sector-B, Pocket-I, Vasant Kunj incorporating, KH. No. 1230/2, Village Mehrauli were forwarded to Commissioner (Plg.). In the Layout Plan, tentative location of KH. No. 1230/2, is marked. As per Para-3 of Minutes of Meeting dated 15.01.2019 issued by Director (Plg.) NP, documents pertaining to ownership etc. may be got verified by the local body from Revenue Deptt., GNCTD.*

(v) *The issue is regarding permissible Height of building. The statutory provisions of para 5.5 of 'the regulation for enabling the planned development of privately owned land' shall be complied. This issue is clarified in para 4.3 of the agenda.*

(vi) *The issue is regarding location, configuration, dimension etc. to be taken up from Revenue Deptt. In this context it is clarified that as per Para-3 of Minutes of Meeting dated 15.01.2019 issued by Director (Plg.)NP documents pertaining to ownership etc. may be got verified by the local body from Revenue Deptt., GNCTD. After examination the same shall be forwarded to DDA for further necessary action for preparation of layout plans, alteration and addition etc.*

3.0 PROPOSAL:

3.1 The issue regarding location, configuration, dimension etc. to be dealt by the DDA. The verification of ownership documents from the Revenue Deptt. is to be dealt by local bodies.

3.2 The matter regarding applicability of Development Control Norms and Height in this matter as per the Para 5.5. of the Regulations for enabling planned development of the privately owned land is placed before the Technical Committee for its deliberation.

4.0 RECOMMENDATION:

The proposal contained in Para-3 above is placed for consideration of Technical Committee.

Addl. Commissioner (Plg.)-III	Dy. Director (Plg.) Zone-F&H (part)	Asstt. Dir. (Plg.) Zone-F&H/part

LAID ON TABLE – 18 – 1927 ITEM No. 48/TC/2019

South Delhi Municipal Corporation

Building Department(HQ) : 9th Floor, E-1 Wing, Civic Centre

Subject :	**Agenda for relaxations regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC-43.**
Applicant	**Ex. Engineer: CD-V, Deptt. of Irrigation and Flood Control, GNCTD**
Plot Area	**332.34 Sqm.**

Reference is invited to the EXEN. (HQ) Bldg., SDMC's Letter No. SDMC/EE(B)HQ/2019/938 dated 19.12.2019 (Annexure-A)

This reference has been received from Ex. Engineer: CD-V, Deptt. of Irrigation and Flood Control, GNCTD regarding construction of Chaupal at Village Adhchini, New Delhi under South Zone. It has been submitted by the Irrigation and Flood Control Department that *"**the work for construction of Chaupal was awarded for its execution with stipulated ate of start and completion as 12.02.2017 and 10.10.2017**. The matter was informed to SDMC vide letter bearing No.EE/CD-V/DB/SCh-158/13-14/7247 dated 12.09.2013 and further communication of even number dated 26.09.2018. It is relevant to mention that as per Government Buildings Act 1899, Govt. buildings the work was being executed. Hon'ble High Court vide its orders dated 30.08.2018 directed SDMC to take necessary action as per available law. The SDMC directed I & F Department to stop the execution of work vide their letter dated 31.10.2018. The matter was pursued with SDMC and request was made for approval of building plan. Copy of land report of Tehsildar Hauz Khas dated 07.07.2017 is placed at page C-24.*

A meeting was held on 01.07.2019 in the Civic Centre, SDMC office where Sh. Somnath Bharti, Hon'ble MLA and officers of I & FC and officers of SDMC were present. In this regard, another meeting was held with officers of SDMC on dated 18.07.2019. In the meeting, it was informed by the officers of SDMC that the building plan of the said Chaupal should be approved from Technical Committee of Delhi Development Authority."

In this regard, the office was attended by the representatives of Village along with the officers of Irrigation and Flood Deptt. and their architect and it was informed by them that the ground floor of the said Chaupal has already been constructed and the plan of which is available in the file. Further, they want to construct the first floor over the existing ground floor for which they have invited tenders etc.

It is also submitted that Ex. Engineer : CD-V, Deptt. of Irrigation and Flood Control, GNCTD submitted an undertaking that the registered ownership documents are not available with the Department. However, the Choupal is a Government property, which was being used for the public purpose since last many decades. Hence, on the basis of this, the ownership can be taken in order.

The details of the area/ FAR of the proposal are as under:-

1. Total Plot Area	=	332.34 sqm.
2. Existing covered area of ground floor	=	245.90 sqm.
3. Proposed cover area at first Floor	=	245.90 sqm.
4. Area of mumty	=	18.32 sqm

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Setbacks

	Required (in mtr.)	Available (in mtr.)
Front	4	0.00
Rear	3	0.00
Side 1	3	0.00
Side 2	...	1.71

The Development Control Norms of said structure i.e. Chaupal are not given in MPD-2021. However, on going through the Master Plan, the closest category is multipurpose community hall as given in table 13.17 (Sl.No.1) of MPD-2021, this aspect may also be seen by DDA.The norms given in table 13.17 at Sl. No.1 under Category Multipurpose Community Hall of the MPD-2021, for such type of buildings are as under:-

1.	Minimum Plot Area	-	2000 sqm.
2.	Ground coverage	-	30 %
3.	FAR	-	120%
4.	Parking Standard	-	3 ECS/100 Sqm of floor area
5.	Height	-	26 mtr.

From the above, it is observed that the setbacks available at the site are less i.e. on the front, rear and side setbacks as per provisions of the MPD-2021 are not available in the drawing as submitted by the Ex. Engineer, CD-V, Irrigation & Flood Control Department, Govt. of NCT Delhi.

1.	Plot Area	-	332.34 sqm.
2.	Ground coverage	-	74
3.	FAR (existing + proposed)	-	147.98
4.	Parking	-	Not provided (as per the plan submitted by I&FC Deptt.),GNCTD

It is submitted that the setback, plot area, ground coverage, FAR and parking standards need relaxation, which can be granted by the Technical Committee of DDA.

As requested by the Irrigation and Flood Control Deptt., Govt. of NCT Delhi, the agenda was prepared and submitted after approval to the Commissioner (Planning), DDA for necessary action in the matter / placing the case before the Technical Committee of DDA. Accordingly, the agenda was placed before the Technical Committee of DDA vide Item No.35/2019 in its 8th Meeting held on 30.09.2019. The decision and the Minutes of the meeting in respect to the instant proposal was issued by the *Dy. Dir. (Plg.) Zone-F&H/Part, DDA, circulated vide their letter No.F.1(27)/2005-MP/D-162 dated 16.10.2019 of alongwith copy of approved minutes of Technical Committee.* The decision of Technical Committee DDA is reproduced below:-

"The proposal was presented by the officers of Irrigation & Flood Control Deptt. It was explained that the size of the plots is 332.34 sqm. A new building is to be constructed with an area of 245.90 sqm. each on ground floor and first floor. There is no setback proposed in front, rear and one side of the plot. The other side of the plot is having 1.71 M set back. The proposal brought before the Technical Committee is for relaxation in setbacks, ground coverage and parking.

After detailed deliberations, Technical Committee has decided that in the first instance the fire clearance may be obtained by the Flood & Irrigation Deptt. and SDMC may confirm to the proposal. Thereafter, the proposal be placed before the Technical Committee with full facts for its consideration."

It is also to inform that the plot under reference is adjoining to the Aurobindo Marg proposed 60 Meter road ROW or not.

With regard to ROW, a letter from EE-CD-V, Irrigation & Flood Control Deptt., GNCTD vide their letter No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/7617 dated 09.12.2019 stating therein as under:-

"It is mentioned that the road width of Aurobindo Marg is more than 30 meter and proposal height of Chaupal is less than 10.00 Meter".

Further, in the enclosed site plan alongwith the letter, the officials of I&F Deptt. verified the location of the plot in question on the part site plan showing the plot line existing at a distance of 21M (approx.) from the existing central verge (site plan as provided by I&F Deptt. enclosed). However, being a PWD road, I&F Deptt. may take up the matter with PWD to clarify the status of the plot whether it falls within the ROW or not.

In compliance of the decision of the Technical Committee, Flood & Irrigation Deptt., GNCTD pursued the matter with Fire Deptt. in regard to fire safety certificate in r/o Chaupal at village Adhchini, New Delhi. In response to which the Chief Fire Officer, Delhi Fire Services vide their letter No.F.6/DFS/MS/2019/BP/6676 dated 11.11.2019 informed that:-

"...as per provision of Rule 34 of Delhi Fire Service Rules 2010 under Delhi Service Act-2007, a reference from local authority or any other statutory authority is required for issuance of fire prevention and fire safety measures. Therefore, you are hereby requested to apply online with complete building plans including fire and life safety provisions as per BBL 2016 / NBC 2016 through building sanctioning authority for further consideration in the matter".

Thereafter, the Chief Fire Officer, D.F.S. vide their letter No.F.6/DFS/MS/2019/BP/7014 dated 21.11.2019 informed the following:-

"This is in continuation of this office letter No.F.6/DFS/MS/2019/BP/6676 dated 11.11.2019 on the subject cited above. In this regard it is to inform you that set back area, ground coverage and parking issues are not in the domain of this department. As the building is low rise having height less than 15 M for which 6M wide internal road all around the building as per Clause 8.2 of UBBL-2016 is not required. However, the proposed building plans of Assembly Occupancy are also not in the conformity of UBBL-2016 Part-IV. Therefore, you are once again requested to apply Online with complete building plans including fire and life safety provisions as per UBL-2016 / NBC-2016 through concern building sanctioning authority".

The EE-CD-V, Irrigation & Flood Control Deptt., GNCTD vide their letter No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/7620 dated 09.12.2019 has re-submitted the proposal for "Demolition & Reconstruction of Chaupal at Village Adchini New Delhi in AC-43 for onward submission for taking up the matter in Technical Committee of DDA.

Point of Consideration:

In the light of above, the matter may be placed before the Technical Committee of DDA for considering the case for relaxation in the setbacks, plot area, ground coverage, FAR and parking standards.

EE(B)HQ

AE(B)HQ

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-21 Annexure A'

SOUTH DELHI MUNICIPAL CORPORATION
OFFICE OF THE EXECUTIVE ENGINEER (BUILDING)HQ
9TH FLOOR : DR. S.P.M. CIVIC CENTRE
J.L. NEHRU MARG : NEW DELHI-110002
Phone : 011-23225960

No.South DMC/EE(B)HQ/2019/ 938 **Dated :** 19.12.2019

To

The Commissioner (Planning),
Delhi Development Authority,
I.N.A., Vikas Sadan,
New Delhi.

आयुक्त (योजना) कार्यालय
डायरी सं. I-3820
दिनांक 20/12/19

Subject :	**Agenda for relaxations regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC-43.**
Applicant	**Ex. Engineer: CD-V, Deptt. of Irrigation and Flood Control, GNCTD**
Plot Area	**332.34 Sqm.**

Sir / Madam,

Kindly refer to letter No.F.1(27)/2005-MP/D-162 dated 16.10.2019 from the Dy. Director (Plg)Zone-F&H/Part vide which the decision & minutes of the 8th Technical Committee meeting held on 30.09.2019 vide Item No.35/2019 w.r.t. subject matter was forwarded to SDMC.

Further, Ex. Engineer: CD-V, Deptt. of Irrigation and Flood Control, GNCTD vide their letter No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/7620 dated 09.12.2019 has submitted documents relating to instant case with the request to forward the same for taking up the matter in the Technical Committee, DDA.

In this regard, an Agenda of meeting duly approved from the Competent Authority, to be placed before the Technical Committee alongwith copies of letters under reference are enclosed herewith, with the request to place the matter before the Technical Committee, DDA.

Yours faithfully,

Encl: As above.

Executive Engineer (Building)HQ

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GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
DIRECTORATE OF DELHI FIRE SERVICE: NEW DELHI – 110001

No. F.6/DFS/MS/2019/ BP/6676
To

Dated: 11.11.2019

Sh. Ravinder Kumar, Executive Engineer,
Civil Division No.V, Irrigation & Flood Control Department,
Govt. of NCT of Delhi, Near Paryavaran Office Complex,
Village Said-Ula-Jaib, New Delhi-110030.

AE(B)HQ-I

Sub: Issuance of fire safety certificate in r/o M/s Chauapal at Village Adhchni, New Delhi, AC-43.

Sir,

Please refer to your office letter No. EE/CD-V/DB/Misc/T-2/Sch./2019-20/5891, Dated 22.10.2019 on subject cited above. In this regard it is to inform you that as per provision of Rule 34 of Delhi Fire Service Rules 2010 under Delhi Fire Service Act 2007, a reference from local authority or any other statutory authority is required for issuance of fire prevention and fire safety measures. Therefore you are hereby requested to apply online with complete building plans including fire and life safety provisions as per BBL 2016/NBC 2016 through building sanctioning authority for further consideration in the matter.

Yours faithfully

4/11/19
(Virendra Singh)
Dy. Chief Fire Officer
T.No.011-23412025

Copy to:- Executive Engineer, Bldg. (H.Q),
Civic Centre, SDMC, 8th Floor,
Mintto Road, New Delhi.

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GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
DIRECTORATE OF DELHI FIRE SERVICE: NEW DELHI – 110001

No. F.6/DFS/MS/2019/ 7014
To

Dated: 21.11.2019

Sh. Ravinder Kumar, Executive Engineer,
Civil Division No.V, Irrigation & Flood Control Department,
Govt. of NCT of Delhi, Near Paryavaran Office Complex,
Village Said-Ula-Jaib, New Delhi-110030.

Dy. No. 2517
Date 21/11/19

Sub: Issuance of fire safety certificate in r/o M/s Chauapal at Village Adhchni, New Delhi, AC-43.

Sir,

This is in continuation of this office letter No. F6/DFS/MS/2019/BP/6676, dated 11.11.2019 on subject cited above. In this regard it is to inform you that set back area, ground coverage and parking issues are not in the domain of this department. As the building is low rise having height less than 15 m for which 6m wide internal road all around the building as per clause 8.2 of UBBL 2016 is not required. However the proposed building plans of Assembly Occupancy are also not in the conformity of UBBL 2016/NBC Part-IV. Therefore you are once again requested to apply online with complete building plans including fire and life safety provisions as per BBL 2016/NBC 2016 through concern building sanctioning authority.

Yours faithfully

(Vipin Kental)
Chief Fire Officer
T.No.011-23412225

Copy to:-

1. Shri Somnath Bharti, Member Legislative Assembly, Delhi for information.
2. Executive Engineer, Bldg. (H.Q), Civic Centre, SDMC, 8th Floor, Mintto Road, New Delhi.

AE(B)HQ-I
21/11/19

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OFFICE OF THE EXECUTIVE ENGINEER:CIVIL DIVISION NO.V
IRRIGATION & FLOOD CONTROL DEPARTMENT GOVT. OF NCT OF DELHI
NEAR PARYAVARN OFFICE COMPLEX: VILLAGE:SAID-ULA-JAIB NEW DELHI-30.
Email: ifccdv@gmail.com

स्वच्छ भारत मिशन

No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/- Dated:- /12/2019.

To,

The Chief Fire Officer
Delhi fire Services,
Barakhamba road,
New Delhi-110001.

Sub:- Demolition & Reconstruction of Chaupal at village Adchini New Delhi in AC-43.

Sir,

Please find enclosed herewith site plan of above subject mentioning the road width.

It is mentioned that the road width of Aurobindo Marg is more than 30 meter and proposal height of Chaupal is less than 10.00 Meter.

So it is requested, to give permission to allow execute the above said Chaupal.

Encl: As above.

(RAVEENDRA KUMAR)
EXECUTIVE ENGINEER-CD-V

No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/-7617 Dated:-09 /12/2019.

Copy forwarded for information to:-

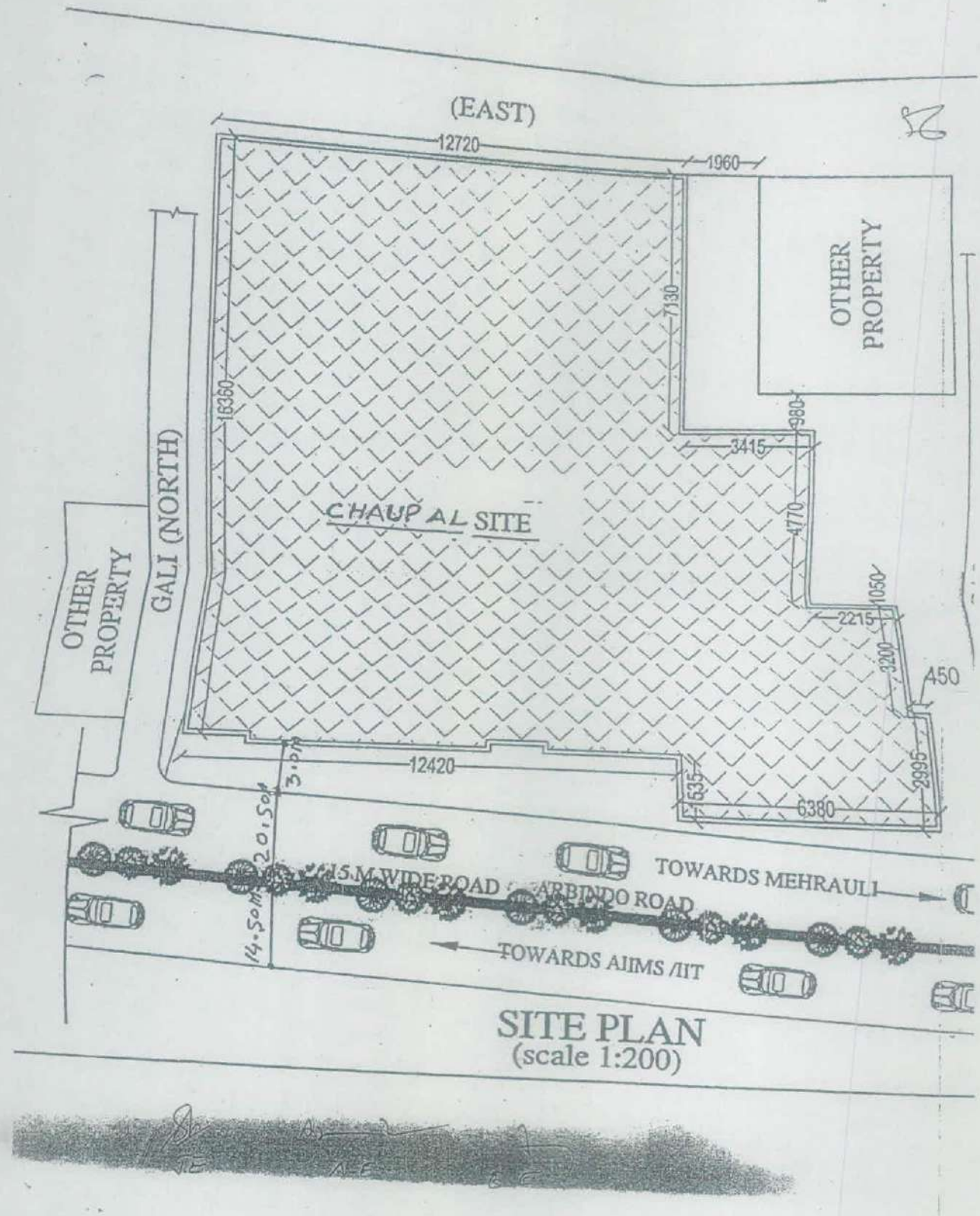
1. The Hon'ble area M.L.A. Sh. Somnath Bharti, 26 AB Block Malviya Nagar (AC-43) N. Delhi-17.
2. The Chief Engineer (I&FC)Zone-I Deptt. , L.M. Bund office Complex Shastri Nagar Near Bank Enclave, Marginal Bund Road, Shahdra Delhi-31.
3. The Superintending Engineer, Flood Circle.IV, I&FC Department, Govt.of NCT of Delhi, Basaidarapur office complex, Ring Road, New Delhi.
4. The Deputy Director (Plg) Zone-F&H/Part, 4th Floor Vikas Minar New Delhi-02.
5. The Executive Engineer, Building (HQ), Civic Centre, SDMC, 9th floor Minto Road, New Delhi.
6. The Assistant Engineer-II, (CD-V) GNCT with the direction to peruse the matter at his level.
7. Guard File.

EXECUTIVE ENGINEER-CD-V

AE(B)HQ-2 10/12/19

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SITE PLAN
(scale 1:200)

Scanned by CamScanner

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OFFICE OF THE EXECUTIVE ENGINEER:CIVIL DIVISION NO.V
IRRIGATION & FLOOD CONTROL DEPARTMENT GOVT. OF NCT OF DELHI
NEAR PARAYAVARN OFFICE COMPLEX: VILLAGE:SAID-ULA-JAIB NEW DELHI-30.
Email: ifccdv@gmail.com

स्वच्छ भारत मिशन

No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/-762 0 Dated:- 09/12/2019.

To,

The Executive Engineer, Building (HQ),
Civic Centre, SDMC, 9th floor Minto Road,
New Delhi.

AE(B)HQ-I
10/12/19

2978
10/12/19

Sub:- Demolition & Reconstruction of Chaupal at village Adchini New Delhi in AC-43.

All the information, regarding above subject have already been submitted to your office for approval of plan.

The information/details is again being forwarded to you for taking up the matter in Technical Committee DDA and other agency for taking necessary action and approval of plan please.

Encl: As above.

(RAVEENDRA KUMAR)
EXECUTIVE ENGINEER-CD-V

No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/- Dated:- /12/2019.

Copy forwarded for information to:-

1. The Hon'ble area M.L.A. Sh. Somnath Bharti, 26 AB Block Malviya Nagar (AC-43) N. Delhi-17.
2. The Chief Engineer (I&FC)Zone-I Deptt. , L.M. Bund office Complex Shastri Nagar Near Bank Enclave, Marginal Bund Road, Shahdra Delhi-31.
3. The Superintending Engineer, Flood Circle.IV, I&FC Department, Govt.of NCT of Delhi, Basaidara pur office complex, Ring Road, New Delhi.
4. The Deputy Director (Plg) Zone-F&H/Part, 4th Floor Vikas Minar New Delhi-02.
5. The Chief Fire Officer Delhi fire Services, Barakhamba road, New Delhi-110001.
6. The Assistant Engineer-II, (CD-V) GNCT with the direction to peruse the matter at his level.
7. Guard File.

EXECUTIVE ENGINEER-CD-V

1936

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P Estate, New Delhi – 110002
Phone No.23370507

F.1 (14)/2019/MP/ 580 Date: 20.12.2019

MEETING NOTICE

The 11th Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 23.12.2019 at 1.00 P.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

It is requested to make it convenient to attend the meeting.

20/12/19
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Landscape), DDA
13. Addl. Commr. (AP-I), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

1937

DELHI DEVELOPMENT AUTHORITY
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6th FLOOR, VIKAS MINAR
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17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

N.O.O.

1. Chief Security Officer, Vikas Sadan, INA, New Delhi – 23.
2. A.E. (Maintenance)-I, Civil, B-Block, Vikas Sadan, INA, New Delhi – 23
3. A.E. (Maintenance) Electrical, Vikas Sadan, INA, New Delhi – 23

1938

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P Estate, New Delhi – 110002
Phone No.23370507

F.1 (14)/2019/MP/571 Date: 18. 12.2019

MEETING NOTICE

The 11th Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Friday, 20.12.2019 at 4.00 P.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

It is requested to make it convenient to attend the meeting.

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Director(Plg)MP&DC

To:

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2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner(Plg)
7. Chief Planner, TCPO 18/12/19
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA 18/12/19
12. Addl. Commr. (Plg.) I, II & III/ DDA 18-12-19 18/12/19
13. Addl. Commr. (Landscape), DDA 18/12/19
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

1939

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P Estate, New Delhi – 110002
Phone No.23370507

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10. Chief Engineer (Property Development), DMRC
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12. Addl. Commr. (Plg.) I, II & III/ DDA
13. Addl. Commr. (Landscape), DDA
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18. Land & Development Officer, (L&DO)
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1940

DELHI DEVELOPMENT AUTHORITY
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1. Chief Security Officer, Vikas Sadan, INA, New Delhi-23.
2. A.E. (Maintenance)-I, Civil, B- Block, Vikas Sadan, INA, New Delhi-23.
3. A.E. (Maintenance)Electrical, Vikas Sadan, INA, New Delhi-23.

FORM B-1 **ANNEXURE R-7**

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(Chapter 2, Para 2.3)

GRANT OF SANCTION

NAME OF THE SANCTIONING AUTHORITY MUNICIPAL CORPORATION OF DELHI

Building Department (HQ) / HQ Zone

File No. 10118122 Dated: 13/05/2024

To,

Mr. Lalit Jain and Lalit Jain HUF through its Karta Mr Lalit Jain ,Mr. Pradeep Jain HUF through its Karta Mr Pradeep Jain,Mrs. Pramukhta Jain Pradeep Jain Neelam Jain Kunal Mahajan ,Mr. Rakesh Mahajan HUF through its Karta Mr Kunal Mahajan ,Mrs. Nalini Mahajan Through Its GPA Mr Kunal Mahajan all through their SPA Mr Rohit Sejwal
Kh. No. 1230/2 Sector -B pocket -1 Vasant kunj New Delhi.,Kh. No. 1230/2 Sector -B Pocket -1 Vasant kunj New Delhi.,Kh.no. 1230/2 Sector -b Pocket -1 Vasant Kunj New Delhi.,Kh. No. 1230/2 Sector -B Pocket -1 Vasant kunj New Delhi,Kh. No. 1230/2 Sector -B Pocket-1 Vasant kunj New Delhi
New Delhi

GRANT OF SANCTION

Sub: Sanction Under Clause 336 of Delhi Municipal Corporation Act, 1957

Dear Sir/Madam,

With reference to your application dated **09/02/2024** for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot no. **1230/2**,Pocket no. _____, Block no. **Sector B**,Sector no. _____, Situated in/ at **Kh.No.1230/2 Sec - B Pkt- 1 Vasant kunj New Delhi Part of Revenue Estate of Vill Mehrauli New Delhi.**. I have to state that the same has been sanctioned on **22/03/2024** by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 12 day of month May year 2029.

2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.

3. Violation of building bye-laws will not be compounded.

4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remains unnoticed the SOUTH DELHI MUNICIPAL CORPORATION reserves the right to amend the plans as and when the infringement comes to its notice and SOUTH DELHI MUNICIPAL CORPORATION will stand indemnified against any claim on this account.

5. The party shall not occupy or permit it to occupy the building or use permit the building or part there of affected by any such work until occupancy certificate is issued by the sanctioning Authority.

6. SOUTH DELHI MUNICIPAL CORPORATION will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the SOUTH DELHI MUNICIPAL CORPORATION may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.

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7. The door and window leaves shall be fixed in such a way that they shall not when open project on any street.

8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.

9. The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules and as per the requirement of Delhi Vidut Board from the voltage lines running on any side of the site.

10. The land left open on consequences of their enforcement of the set back rule shall form part of the public street.

11. The thickness of outer walls will be maintained at least 0.23 mt. (9").

12. The basic levels should be got ascertained from the concerned at the site of the construction.

13. The owner will display boards of minimum size of 3 ft. X 4ft. indicating the following

i. Plot No. and location

.....

ii. Name of lessee/owner

.....

iii. Use of the property as per lease deed

.....

iv. Date of sanction of Building Plan with No.

.....

v. Sanction valid up to

.....

vi. Use of different floors and areas sanctioned

.....

vii. Name of the Architect & his address

.....

viii. Name of the contractor and his address

.....

14. The provision of the display board on the construction site is a mandatory requirement and non-compliance of the same will invite a penalty of Rs. 5000/-.

15. It will be ensured that the construction / demolition work shall be carried out in such a manner that no disturbance/nuisance is caused to residents of the neighborhood.

16. It will be ensured by the owner and the Architect that during the construction the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Annexure XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt.

17. Intimation of Completion of work up to Plinth Level, Plinth Level inspection and the issue of Plinth level Inspection shall be done as per procedures laid down in the Chapter 2 of these bye-laws

18. The building shall be constructed strictly in accordance with the sanction plan as well as in accordance with the

Bye-Laws, and the structural Design including safety from any natural hazards duly incorporated in the design of the building as per the Government Of India Notification issued time to time and Annexure VII of theses Bye Laws.

19. The mulba during the construction will be removed on weekly basis. If the same is not done, in that case the local body shall remove the mulba and the cost shall be borne by the owner of the plot.

20. During construction, it is mandatory on the part of the owner to properly screen the construction site of the main road by means of erecting a screen wall not less than 8 ft. in height from ground level which is to be painted to avoid unpleasant look from the road side. In addition to this a net or some other protective material shall be hoisted at the facades or the building to ensure that any falling material remains within the protected area.

21. Noise related activities will not be taken up for construction at night after 10.00 PM.

22 (i) Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.

(ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.

(iii) The construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

(iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

(v) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

(vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

(vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and construction debris relatable to dust emission.

(viii) It shall be the responsibility of every builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.

(ix) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.

(x) Compulsory use of wet jet in grinding and stone cutting.

(xi) Wind breaking walls around construction site.

(xii) All efforts to be made to increase the tree cover area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.

(xiii) All the builders who are building commercial, residential complexes which are covered under the EIA Notification of 2006 shall provide green belt around the building that they construct.

23. The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/ Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.

24. No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural

structural codes.

25. The sanction will be void ab initio if any material fact has been suppressed or mis-represented of if auxiliary conditions mentioned above are not complied.

Plot No. 1230/2 Pkt No. .....
Block No. Sector B Sector No. .....
Situated in/at. Kh.No.1230/2 Sec - B Pkt- 1 Vasant kunj New Delhi Part of Revenue Estate of Vill Mehrauli New Delhi.
Delhi.

Note: - Given below is the Remark provided by concern sanctioning authority:-

"This Online sanction of building plan has been accorded based on the Documents / E-Undertaking / Plans / Details uploaded by the Architect / Owner and NOC / approvals issued by all other Agencies. The genuineness/correctness of the uploaded documents lies with the owner/architect. The MCD will not be held responsible for any dispute that arises in future. If, any discrepancy/misrepresentation/fraudulent statement in contravention of UBBL-2016, MPD-2021, ZDP/NBC Code and NOC/Approval of other Agencies are found/noticed at any stage, in that case, the MCD shall be at liberty to take action as per law against the Owner / Architect / Engineer.
1. NOC has been issued by DFS vide letter No. F6/DFS/MS/BP/2024/41 DATED 15.02.2024.
2. NOC has been issued by DUAC vide letter No. OL-13022455078 DATED 19.02.2024.
3. NOC has been issued by AAI vide letter No. AAI/RHQ/NR/ATM/NOC/2023/744/3056-59 DATED 25.10.2023 VALID UPTO 24.10.2031.
4. NOC has been issued by DELHI JAL BOARD VIDE DJB/EE(M)-45/2024/520 dated 01.02.2024.
5. The Applicant will deploy Anti-Smog Gun at the site during construction as per office order No. South D.M.C./Addl.Cm.(Engg.)/2020/25 dated 20/02/2020, in compliance of directions issued by the Hon'ble Supreme Court of India in WP (C) No. 13029/1985 (M.C. Mehta V/s Union of India & Others).
6. All conditions mentioned in the above NOCs / Approvals of other agencies shall be adhered to during and after construction.
7. The Unified Building Bye Laws-2016 (Amended up to date) and Green Building Norms, as per Chapter-10 of UBBL-2016 (as applicable), be adhered to during construction.
8. The Building proponent will get his project registered on DPCC (Delhi Pollution Control Committee) portal.
9. If any Tree is required to be cut/fell down the prior approval of Competent Authority is to be obtained.
10. The Environment clearance shall be obtained before undertaking the construction work.
11. The applicant/architect has availed the FAR on gross area of plot, he will hand-over the land to road widening agency during the course of construction and before applying for occupancy-cum-completion certificate
12. The owner will obtain CC before occupying the building.
13. (i) The applicant will not provide any physical barrier and remove the boundary wall as per the condition imposed by the Technical Committee of DDA.
(ii) That the condition of Screening Committee held on 22.04.2019 and clarification/observation of 11th Technical Committee for the year 2019 held on 23.12.2019 shall be adhered to in true letter and spirit.
14. All the conditions mentioned in the sanctioned note shall be adhered to during and after construction.
15. The non-compliance may lead to the revocation of the Building Plan.
"

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Encl: One set on sanctioned plan

Yours Faithfully

Assistant Engineer (Building)

HQ /HQ Zone(digital signature)

For Commisioner MCD

Copy to: (1) E.E. (B)South Zone

(2) AA & C (HQ/HQ Zone)

Signature Not Verified

Digitally signed by RAMESH CHANDER SHARMA

Date: 2024.05.13 14:58:57 IST

BEFORE THE NATIONAL GREEN TRIBUNAL

PRINCIPAL BENCH, NEW DELHI

ORIGINAL APPLICATION NO. 1171/2024

IN THE MATTER OF:

Vasant Kunj Residents Welfare Association ... Applicant

Versus

MoEF & CC & Ors. ... Respondent(s)

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2.	**GOOGLE DRIVE LINK OF THE SITE IN QUESTION**	6
3.	**PHOTOGRAPHS OF THE SITE IN QUEATION**	7-25

Date: 30.01.2025

Filed by:



MADHUMITA SINGH

COURT COMMISSIONER

BEFORE THE NATIONAL GREEN TRIBUNAL

PRINCIPAL BENCH, NEW DELHI

ORIGINAL APPLICATION NO. 1171/2024

IN THE MATTER OF:

Vasant Kunj Residents Welfare Association ... Applicant

Versus

MoEF & CC & Ors. ... Respondent(s)

SITE VISIT REPORT OF THE COURT COMMISSIONER AT KHASRA NO. 1230/2 (NEW) TOWARDS COMPLIANCE OF THE ORDER DATED 10.01.2025 BY HON'BLE NATIONAL GREEN TRIBUNAL

MOST RESPECTFULLY SUBMITTED: -

1. That this Hon'ble Tribunal, in the present Original Application is dealing with the issue of raising illegal construction by Respondent No. 6 without obtaining the mandatory Environmental Clearance (EC) required under the Environmental Impact Assessment (EIA) Notification, 2006, issued under the Environment (Protection) Act, 1986 on the land in Khasra No. 1230/2 (New), measuring 6 Bighas and 7 Biswas by Respondent No. 6/ M/S R. R. TEXKNIT LLP.

2. That vide Order dated 10.01.2025, the Hon'ble Tribunal was pleased to appoint the undersigned to verify the facts related to status of the site, particularly, in terms of the provisions contained in Clause 6 of EIA, Notification 2006 as amended from time to time. The relevant

paragraph from the said order dated 10.01.2025 is reproduced as under:

> *3. In these facts and circumstances, we find it appropriate to obtain a factual report by appointing an Advocate Commissioner and accordingly, we appoint Ms. Madhumita Singh, Advocate (Enrolment No. D/4778/2016) (Contact No. 9971117818) as Advocate Commissioner who shall visit the site and find out the status of the site, particularly, in terms of the provisions contained in Clause 6 of EIA, Notification 2006 as amended from time to time and submit report within 15 days. She shall be paid professional remuneration/fee of Rs. 25,000/-.*

3. It is submitted that undersigned visited the site to ascertain the true and correct conditions and position of the matter at hand on ground. It is also submitted that the following persons were present at the Site and accompanied the undersigned for inspection of the site in question on 17.01.2025 at about 3:45 pm.

On behalf of the Applicant:

1. Mrs. Manju Swaminathan, President RWA
2. Mr. Rajiv Ranjan, Resident
3. Mr. Aby Johnson, Resident
4. Adv. Shreshth Arya

On behalf of Respondent No. 6:

1. Mr. Rakesh Kumar, Director of Respondent No. 6
2. Mr. Rohit Sejwal
3. Adv. Govind Gupta

4. That, undersigned after inspection has summarised the following observations, along with photographs and videography to assist the Hon'ble Tribunal. The observations are as under:

   a. That the site in question is situated besides Masonic Public School and is boundary-walled from all sides with a gate for entry and exit, with the gate under lock and key in possession of Respondent no. 6 and the entry is only restricted to Respondent No. 6 and its authorized personnel.

   b. That, Respondent No. 6 further declared that the site has been left on "Status Quo" basis as was handed over to Respondent No. 6.

   c. Respondent No. 6 stored metal racks and pipes, with the same in dismantled condition. Upon seeking clarity, Respondent No. 6 informed that these racks and metal pipes are for future use and have not been dismantled prior to visit of the undersigned.

   d. That, Respondent No. 6 informed that old pumping set covered with blue tarping is an old pumping set which was existing at the site when the site was handed over to Respondent No. 6. However, the pumping set is not functional.

   e. That, it was also noticed and documented the presence of an air-conditioned guard room with television, folding cot and a table with 2 washrooms with overhead water tank. Respondent No. 6 informed that this constructed Guard room were set up prior to the

directions of this Hon'ble Court. Further, Respondent No. 6 informed that the tin structure of the guard room is temporary in nature. The parties should place the date of construction of the said guard room before this Hon'ble Tribunal.

f. That, it was observed that in a certain area of land parcel there were tyre mark of which indicated movement of heavy vehicle, and the grass/ shrubs were removed. Upon seeking clarity, Respondent No. 6 informed that the tyre marks were due to movement of JCB that was deployed in compliance to the order passed by Hon'ble High Court of Delhi for restoration of trees earlier removed by Respondent No. 6.

g. That, it was also noticed concrete, debri and malba has been dumped around trunk of a tree adjacent to guard room. Upon seeking clarity from Respondent No. 6, it was informed that these were due to compliance of order mentioned in the above paragraph.

h. That, Respondent No. 6 has not undertaken any land levelling and preparation of the land parcel in question and the land remains in its natural state.

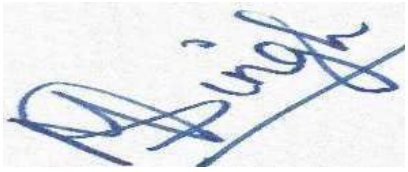
5. The photographs and videos of the site in question are annexed herewith this report.

6. The undersigned took serious and sincere note of the order dated 10.01.2025 passed by this Hon'ble Tribunal. The inspection of site in

question was conducted with transparency and factual position is being placed before this Hon'ble Tribunal without considering / giving credence the past materials on record.

7. That this report is submitted before this Hon'ble Tribunal for kind consideration and perusal.

Filed by:



MADHUMITA SINGH
COURT COMMISSIONER
A414-415, SOMDUTT CHAMBERS 1,
BHIKAJI CAMA PLACE,
NEW DELHI-110066
MO. NOS.: 9971117818

Dated: 30.01.2025

Place: New Delhi

Google drive link:

https://drive.google.com/drive/folders/1Q8sRVqcUJmlv2fzfeolcYZjdmjGcgIg6?usp=sharing

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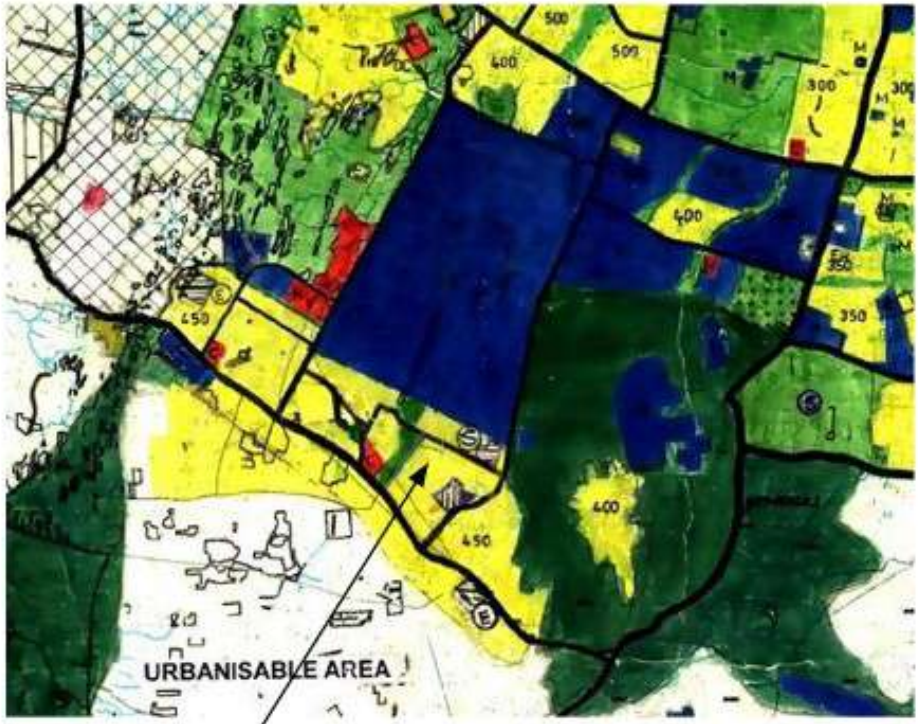
1972

ANNEXURE R-9

Enclosure 1 - Master plan of Delhi 2021 showing Project Location

1973





Project site

LANDUSE PLAN

RESIDENTIAL

RD RESIDENTIAL AREA

RF FOREIGN MISSION

1974

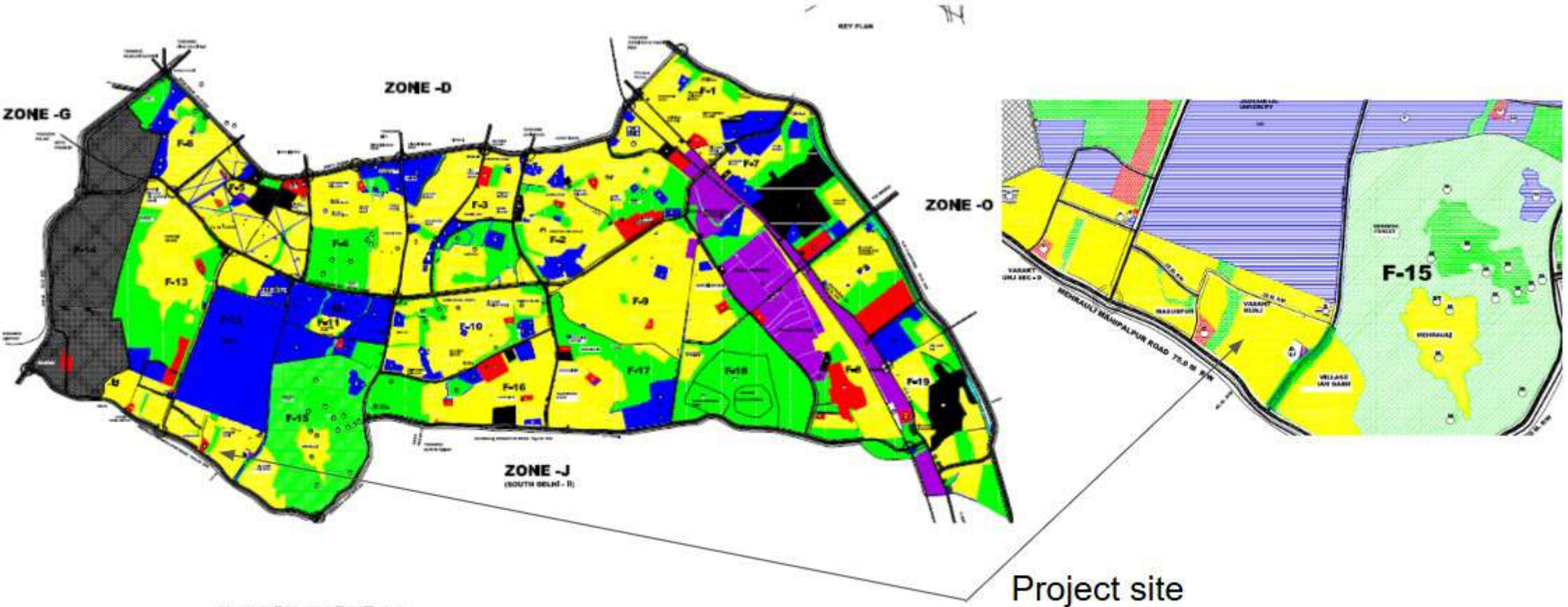


Coordinates	Latitude	Longitude	Elevation (m)
A	28°31'18.21"N	77° 9'32.63"E	294
B	28°31'16.37"N	77° 9'33.94"E	292
C	28°31'16.60"N	77° 9'34.44"E	292
D	28°31'16.16"N	77° 9'34.73"E	293
E	28°31'16.25"N	77° 9'34.96"E	293
F	28°31'15.70"N	77° 9'35.38"E	293
G	28°31'16.25"N	77° 9'36.26"E	293
H	28°31'15.92"N	77° 9'36.54"E	292
I	28°31'16.46"N	77° 9'38.13"E	293
J	28°31'16.73"N	77° 9'37.63"E	292
K	28°31'17.25"N	77° 9'37.22"E	291

1975

Enclosure 2 - Zonal Development plan of Zone F showing Project Location

1976



RESIDENTIAL

- RESIDENTIAL
- REDEVELOPMENT AREA
- URBAN RENEWAL AREA

ANNEXURE R-10

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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

दिल्ली
DELHI

क्रम संख्या रसीद संख्या B No. 274256 दिनांक 22-8-07
S. Cash Receipts Dated 200

Received from Sh/Smt SH RAKESH MAHAJAN

MAHAJAN HOUSE, E-1

SOUTH EXTN PH II N.D

The Sum of Rupees THIRTY FOUR ONLY

on account of R.T.I FEES VIDE

LETTER NO F 20(58) 2007/

RTI/PCI/125 dt 8-8-07

दिनांक से प्राप्त किया।

रुपये 34/-
Rs.
कार्यालय
Cashier

प्र०को०/लिपिकाध्यक्ष
Head Cashier Accountant

सहायक लेखाधिकारी
Assocate Officer

N.B. The H.C.'Acctt. is authorised to sig receipts for and upto Rs. 500/-

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Appellate Tribunal M.C.D., Delhi

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S.No. 4/ITEM No. 4/2.15/97/TC.

Subject :- Proposed Group Housing Complex on Khasara No.1230/2 in Vasant Kunj B-1.

F.3C68)/97-MP.

1.0 BACKGROUND

1.1 Addl. Town Planner, MCD vide letter dtd. 21.8.97 has requested to examine the above proposal in respect of Khasra No.1230/2 measuring 1.3329 Acres received by the MCD with respect to ownership of the land and use of the site for Group Housing and clearance/NOC.

2.0 DETAIL OF EXAMINATION

2.1 The request received from the MCD has been examined in consultation with Lands Deptt. and following are the observations:-

i) The land bearing Khasra No.1230/2 at Vasant Kunj is unacquired as per the report of Lands Deptt.

ii) The area under reference is de-notified from the development area of the DDA vide notification No.23(93)/86-Bldg./ Part File and building activities falls under the jurisdiction of MCD.

iii) The landuse details are as under:-

a) As per MPD-2001 - Residential

b) As per approved Zonal Development Plan of Zone-F - Residential

c) As per approved Mehrauli-Mahipalpur Scheme approved by authority vide resolution No.218 dtd. 12.11.83 - Group Housing

d) As per Vasant Kunj Residential Scheme - Group Housing

3.0 EXISTING SITE CONDITIONS

3.1 The site is lying vacant and a boundary wall has been constructed by the owner of the land.

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3.2 The site is located on 15 mt. wide road on 3 sides and part of the land is affected in the proposed road of DDA (Plan laid on the table).

3.3 Min. of Urban Development vide its notification No.K-13011/17/96-DD-1B dtd. 5.3.99 on the subject change of norms for Group Housing in Delhi has issued guidelines for the construction by the private developers and minimum plot size for Group Housing is reduced from 4000 sq.mt. to 3000 sq.mt.

4.0 PROPOSAL

4.1 In view of the above following is placed before the Technical Committee for its consideration:

i) From Planning point of view we may have no objection if MCD considers the proposal submitted by the applicant for the development of land is group housing complex subject to the following conditions:-

a) The proposal would be examined by MCD in pursuance of the guidelines issued by the Min. of Urban Development.

b) Land required for 13.5 mt. road will be surrendered by the applicant to the DDA free of cost and he will be given the benefit of FAR for the total plot.

5.0 Proposal contained in para-4 above is placed for the consideration of the Technical Committee.

Member
JD (AP)
23/8.

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F. 1(1) 2000 /MP Date 2.2.2000

Minutes of Ist. Technical Committee Meeting

in new year held on 18/1/2000 at 11.00 AM in conference Hall, 5th Floor, Vikas Minar, I.P.Estate, New Delhi.

The Following were present:-

Delhi Development Authority

1. Sh. P.K.Ghosh, Vice Chairman (In Chair.
2. Sh. R.K.Bhandari, Engineer Member.
3. Sh. Vijay Risbud. Commr. (Plg).
4. Sh. C.L. Aggarwal, Chief Architect.
5. Sh. K.K.Bandyopadhayay, Addl.Commr(D C &B)
6. Sh. A.K.Jain, Addl. Commr.(U D P)
7. Sh. Chandra Ballabh, Addl. Commr.(mP&PR)
8. Smt. Savita Bhandari. Director(L.S)

T.C.P.O.

9. Sh. B.K.Arora, T.C.P.

(L & DO)

10. Sh. A.L.Singla, Building Officer.

C P W D,

11. Sh. Rajiv Shankar, Architect Lands)

M.C.D.

12. Sh. Shamsher Singh, Addl. T.P.

D.V. B

13. Sh. P.K.JAIN, SE(Plg-II)

Delhi Traffic Police

14. Sh. Ram Narain , ACP(Traffic)

Special Invites.

15. Sh. K.N.Aggarwal, CE(Z-4) PWD
16. Sh. Amrik Singh, Supdt.Ex.(Plg-I) DVB
17. Sh. D.K.Mukhopadhayay XEN (Plg-I)DVB
18. Sh. J.R.CHADHA, AE(Plg-I)DVB.
19. Sh. Swaraj S.Jain, SE,(DS/DC
20. Sh. N.K.AGGARWAL, OSD (AP)DDA.
21. Sh. S.C. Karanwal, Addl. CA(I)DDA.
22. Sh. Prakash Narain, Director(T.T)DDA.
23. Sh. Dr. S.P.Bansal, Director(DC) DDA.

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24. Sh. K.L.Sabharwal, Director(AP-III) DDA.
25. Sh. Surender Srivastva, Director(AP-I) DDA.
26. Sh. D1K. Saluja, Director(AP-II) DDA
27. Sh. I.Mohan, Director(Narela) DDA.
28. Sh. A.K.Gupta, Director(DWK) DDA.
29. Sh. Ashok Kumari, Director(Rohini/Plg) DDA.
30. Sh. B.K.JAIN, Director(MP PR-I) DDA.
31. Sh. Anil Barai, Director (MPPR-II) DDA.
32. Sh. S.D.Sharma, Addl. CLA, DDA
33. Sh. P.V. Mahashabday, J.D(PLG/Rohini). DDA.
34. Sh. R.M.LAL J.D (T.T) DDA.
35. Smt.A.Mahapatra, J.D.(DWK/Plg) DDA
36. Sh. S.Kant, JD(AP-III) DDA
37. Sh. P.M.Parate, J D (AP-II) DDA
38. Sh. A.K.Pal , Dy.Dir(N.P.) DDA
39. Sh. H.S.Dhillon, Dy. Dir.(T.T.) DDA
40. Sh. J.C.Mongia Asstt.Dir (M.P.) DDA
41. Sh. Narender Pal, Asstt(T.T./Plg) DDA

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Appellate Tribunal M.C.D., Delhi

ANNEXURE R-11

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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

\+ W.P.(C) 352/2025

COLONEL AJAY YADAV & ANR. .....Petitioners

Through: Mr. Abhik Chimni, Ms. Pranjal Abrol, Mr. Maaroof, Mr. Gurupal Singh and Ms.Shreya Bajpai, Advocates.

versus

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI & ORS. .....Respondents

Through: Mr. Sanjay Kumar Pathak, Standing Counsel with Mr. Sunil Kumar Jha, Mr. M.S. Akhtar, Mr. Mayank Madhu and Mr. Sami Sameer Siddiqui, Advocates for Respondent No.1/GNCTD.

Mr. Kapil Dutta, Advocate for Respondent No.2/MCD.

Mr. Tushar Sannu, Advocate for Respondent No.3/DDA.

Mr. Satya Ranjan Swain, SPC with Mr. Rudra Paliwal, GP and Mr. Kautilya Birat, Advocate for Respondent No.5/UOI.

Mr. Anurag Ahluwalia, Senior Advocate with Mr.Aakash Sehrawat and Mr. Pushant Sehrawat, Advocates for Respondent No.6.

CORAM:
HON'BLE MS. JUSTICE JYOTI SINGH

O R D E R

% 20.01.2025

CM APPL. 1743/2025 and 1744/2025

1. Exemptions allowed, subject to all just exceptions.

2. Applications stand disposed of.

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W.P.(C) 352/2025 and CM APPL. 1742/2025

3. This writ petition is preferred on behalf of the Petitioners under Article 226 of the Constitution of India seeking the following reliefs:

> *"1. Issue a Writ/Order/Direction restraining any party, including the Respondents from allowing or effecting any development/construction activities at Khasra no. 1230/2 (New) admeasuring 6 bighas and 7 biswa in Sector-B, Pocket-1, Vasant Kunj;*
>
> *2. Issue a Writ of Mandamus or any other Writ/Order/Direction restraining Respondent No. 1-3 from granting any further Sanction or approval with respect to any development over the Subject Property, being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;*
>
> *3. Issue a Writ/Order/Direction setting aside sanction dated 13.05.2024 granted by the Respondent No. 2 with respect to the development over the Subject Property being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;*
>
> *4. Issue a Writ of Mandamus or any other Writ/Order/Direction setting aside the Minutes of the 368th Screening Committee Meeting dated 22.04.2019, and 370th Screen Committee Meeting dated 17.06.2019 approving the grant of sanction in respect of the subject property, being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket- 1 in Vasant Kunj Housing Scheme, New Delhi;*
>
> *5. Issue a Writ of Mandamus or any other Writ/Order/Direction setting aside the decision of the Expert Appraisal Committee dated 29.11.2024 granting conditional clearance to Respondent No. 4 for construction of a Housing Complex at Subject Property being land situated at Khasra No. 1230/2 (New) admeasuring 6*
>
> *6. Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;*
>
> *7. Pass an order restraining the Respondent 6 to 15 from creating any third party interest in the subject property;*"

4. At the outset, Mr. Ahluwalia, learned Senior Counsel appearing on behalf of Respondent No.6 and Mr. Kapil Dutta, learned counsel for MCD take preliminary objections to the maintainability of this writ petition on

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multiple grounds. It is submitted that the prime grievance of the Petitioners is with respect to grant of sanction in respect of subject property bearing Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi, for which there is a statutory remedy under Section 347B of the Delhi Municipal Corporation Act, 1957 ('DMC Act') and in support rely on the judgment of the Division Bench of this Court in ***Paardarshita Public Welfaqre Foundation (NGO) v. Municipal Corporation of Delhi and Ors., W.P.(C.) No. 14193/2024*** decided on 05.11.2024. Mr. Ahluwalia further submits that there are material concealments and misrepresentations in the writ petition. Petitioners are members of Vasant Kunj Residents Welfare Association ('RWA'), Sector B, Pocket 1 and the RWA has already filed a writ petition being W.P.(C)11283/2024 before this Court against Respondent No. 6 challenging the sanction plan by MCD. In an application filed under Order I Rule 10 CPC by the RWA for impleading Ridge Management Board ('RMB') and Ministry of Environment, the RWA has already raised the grievance raised in this petition that subject property is situated in the Morphological Ridge Area of Delhi, which is a protected eco-sensitive zone and any construction or development activity in such an area requires mandatory clearance from the Supreme Court on recommendation of RMB. Once RWA has filed a petition laying a challenge to the sanction granted by MCD, Petitioners cannot raise the same issues in a fresh petition and the intent clearly is forum hunting.

5. It is further argued by Mr. Ahluwalia that in W.P.(C)11283/2024, Court had declined to grant interim order against the construction carried out by Respondent No.6 and this is evident from paragraph 4 of order dated

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11.09.2024 and being fully aware of this order, Petitioners seek a similar restraint order circuitously by this petition. Mr. Dutta, learned counsel for MCD adds that there is concealment inasmuch as Petitioners have not even disclosed in this writ petition that in W.P.(C)11283/2024 filed by the RWA of which Petitioners are members, similar reliefs were sought or that Court declined to stay the alleged unauthorized construction and on this ground alone, writ petition deserves to be dismissed with costs.

6. Mr. Chimni, learned counsel for the Petitioners urges that there is no concealment inasmuch as W.P.(C)11283/2024 has been filed by the RWA and there is no legal bar or embargo in individual members of an RWA filing separate writ petitions to ventilate their genuine grievances. Insofar as the objection of alternate statutory remedy against the sanction granted by MCD with respect to the subject property is concerned, it is argued that this Court has been entertaining writ petitions of similar nature and interim stay orders have also been granted against unauthorized construction and in this context, relies on the judgment of this Court in ***Ashok Kumar Tanwar v. Union of India and Others, 2011 SCC OnLine Del 5733.***

7. Having heard learned counsel for the Petitioners, learned Senior Counsel for Respondent No.6 and other counsels representing the official Respondents, this Court is of the view that there is merit in the preliminary objections raised by the Respondents. First and foremost, if the Petitioners are aggrieved by grant of sanction by MCD in respect of the subject property, remedy lies before the Appellate Tribunal, MCD under Section 347B of the DMC Act and in this context, Respondents have correctly alluded to the judgment of the Division Bench in ***Paardarshita Public Welfaqre Foundation (NGO) (supra).*** Reliance by Mr. Chimni on the

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judgment of this Court in ***Ashok Kumar Tanwar (supra)*** is wholly misconceived. In the said case, Petitioner had alleged unauthorized construction with respect to accommodation for Supervisors etc. of DGBR at Naraina on land falling in Central Ridge Area. From the facts before the Court it had clearly emerged that no clearance was sought from the RMB and the Supreme Court through Central Empowered Committee ('CEC') for carrying out the construction and on the contrary CEC had directed BRO to stop the ongoing construction work and in light of this, Court had restrained further construction till necessary clearance was obtained, as required. In contrast, in the present case, it is an admitted case of the Petitioners that CEC has taken cognizance of Petitioner No.1's representation dated 14.10.2024 and vide notice dated 25.10.2024 directed convening of a meeting in this behalf between the officials of MCD, Ministry of Forest, Environment and Climate Change and DDA etc. CEC is yet to take a decision in the matter and even on this score, this writ petition is premature.

8. Clearly, Petitioners have raised two broad issues in this writ petition i.e. construction of the subject property in a morphological ridge without clearance of the Supreme Court and RMB and that the sanction granted by MCD vide letter dated 13.05.2024 with respect to the subject property falls foul of Clause 3.2.4 of Notification dated 04.07.2018, issued in exercise of powers conferred under Section 57(1) of the Delhi Development Act, 1957. Both these issues have been raised by the RWA of which the Petitioners are members in W.P.(C)11283/2024 and in which Court declined to grant interim relief. To my mind, Petitioners are only forum hunting by filing the present writ petition being well-aware of the earlier writ petition and the application filed therein raising a ground that the subject property of

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Respondent No.6 falls in the Morphological Ridge Area of Delhi. Moreover, as rightly pointed out on behalf of the Respondents, Petitioners have failed to disclose that in W.P.(C)11283/2024 interim relief of stay against the alleged unauthorized construction was declined by the Court vide order dated 11.09.2024. It is the first principle of writ jurisdiction that a person must come to Court with clean hands. For reasons best known to the Petitioners, they have not disclosed material facts and the writ petition is only an attempt to seek interim relief, declined in W.P.(C) 11283/2024.

9. This Court sees no reason to entertain this writ petition for the reasons stated above and the same is accordingly dismissed with cost of Rs.20,000/-, to be paid in favour of Armed Forces Battle Casualties Welfare Fund, Canara Bank, South Block, Defence Headquarters, New Delhi, IFSC Code-CNRB0019055, Savings Account No. 90552010165915 within six weeks from today. Liberty is however granted to the Petitioners to take recourse to legal remedies depending on the outcome of the proceedings before the CEC at the appropriate stage and before the appropriate forum.

10. Pending application also stands disposed of.

JYOTI SINGH, J

JANUARY 20, 2025
B.S. Rohella/shivam

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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

\+ LPA 92/2025, CM APPL. 7375/2025, CM APPL. 7376/2025 & CM APPL.7377/2025

COLONEL AJAY YADAV & ANR. .....Appellants

Through: Mr. Abhik Chimni, Ms. Pranjal Abrol, Mr. Maaroof, Mr. Gurupal Singh and Ms. Shreya Bajpai, Advocates.

versus

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI & ORS. .....Respondents

Through: Mr. Sanjay Kumar Pathak, Standing Counsel with Mrs. K.K. Kiran Pathak, Mr. Sunil Kumar Jha, Mr. M.S. Akhtar and Mr. Devendre Kumar, Advocates for R-1/L&B
Mr. Kapil Dutta, Advocate for R-2.
Mr. Tushar Sannu and Mr. Hardik Saxena, Advocates for R-3/DDA.

% ***Date of Decision: 7th February, 2025***

CORAM:
HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE TUSHAR RAO GEDELA

J U D G E M E N T

TUSHAR RAO GEDELA, J.: (ORAL)

LPA 92/2025

1. Present appeal has been filed under Clause X of the Letters Patent assailing the impugned judgement dated 20.01.2025 in W.P.(C) 352/2025 titled *"Colonel Ajay Yadav & Anr vs. Government of National Capital*

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Territory of Delhi & Ors.", whereby the learned Single Judge had dismissed the writ petition filed by the appellants on the grounds of alternate remedy; embargo of locus standi and forum shopping.

2. It is the case of the appellants that appellants are individual residents of Section B, Pocket – 1, Vasant Kunj since 20-30 years and members of Vasant Kunj Residents Welfare Association (hereinafter referred to as *"RWA"*). The appellants' states that they have filed the underlying writ petition challenging the MCD Sanction letter dated 13.05.2025 and the subsequent orders/clearances granted in terms of construction of a housing complex at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa in Sector-B, Pocket-1, Vasant Kunj situated in the South Central Morphological Ridge.

3. Mr. Chimni, learned counsel for the appellants at the outset, submits that the learned Single Judge has overlooked the crucial issue raised in the underlying writ petition. In that, he states that though the RWA had filed a writ petition bearing W.P.(C) No.11283/2024 raising certain issues, yet had not raised a pertinent question which would be necessary to adjudicate before a writ Court can pass any effective justifiable order. Arguing vociferously, he states that the issue covered in para 5 of the prayer clause of the underlying writ petition is not only the edifice on which other prayers and substantial questions of law are predicated, but also the only issue which the Court under Article 226 of the Constitution, ought to judicially examine so as to ensure there is no injustice caused.

4. According to the learned counsel, though the other prayers in the writ petition filed by the RWA as also the underlying writ petition are seemingly similar, yet, there is a substantial difference in those. He attempts to

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persuade that prayer 5 of the underlying writ petition seeks consideration, examination and adjudication as to whether the decision of the Expert Appraisal Committee dated 29.11.2024 granting conditional clearance to respondent no.4 for construction of a housing complex at the subject property ought not to be set-aside at the first instance itself, being violative of the guidelines pertaining to Morphological Area of Delhi. He claims that unless the said issue, which according to him is the core question, is adjudicated at the first instance, the other issues may really not reach the root of the dispute. In other words, his contention is that other issues would only be a consequential effect to the issue raised in the underlying writ petition.

5. That apart, he also forcefully contends that the right of a citizen under Article 226 of the Constitution, particularly where there is an infraction of a inviolable fundamental right of a citizen, even if a writ petition filed by a larger body or an association of which the said individual is a part, is pending adjudication, remains unfettered and untrammelled. Thus, on that basis, he contends that the right of the appellants to approach this Court under Article 226 of the Constitution remains unaffected, pristine and pure. He states that the learned Single Judge misdirected herself on this fundamental principle of constitutional right of the appellants. He thus, prays that the impugned judgment be set aside and the underlying writ petition be directed to be taken up for adjudication.

6. Having heard Mr. Abhik Chimni, learned counsel for the appellants, we find that fundamentally the submissions are on an erroneous interpretation of the constitutional rights.

7. In order to have clarity as to what prompted the learned Single Judge

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to disagree with the submissions of learned counsel for the appellants, it would be apposite to extract the relevant paragraphs where the core issue were dealt with. Para 8 of the impugned judgment reads thus:

> *"8. Clearly, Petitioners have raised two broad issues in this writ petition i.e. construction of the subject property in a morphological ridge without clearance of the Supreme Court and RMB and that the sanction granted by MCD vide letter dated 13.05.2024 with respect to the subject property falls foul of Clause 3.2.4 of Notification dated 04.07.2018, issued in exercise of powers conferred under Section 57(1) of the Delhi Development Act, 1957. Both these issues have been raised by the RWA of which the Petitioners are members in W.P.(C)11283/2024 and in which Court declined to grant interim relief. To my mind, Petitioners are only forum hunting by filing the present writ petition being well-aware of the earlier writ petition and the application filed therein raising a ground that the subject property of Respondent No.6 falls in the Morphological Ridge Area of Delhi. Moreover, as rightly pointed out on behalf of the Respondents, Petitioners have failed to disclose that in W.P.(C)11283/2024 interim relief of stay against the alleged unauthorized construction was declined by the Court vide order dated 11.09.2024. It is the first principle of writ jurisdiction that a person must come to Court with clean hands. For reasons best known to the Petitioners, they have not disclosed material facts and the writ petition is only an attempt to seek interim relief, declined in W.P.(C) 11283/2024."*

We find from a plain reading of the aforesaid paragraph, that the learned Single Judge has manifestly crystallized the basic issue raised in the underlying writ petition and has examined the same. We do not find any reason to interdict the sound reasoning of the learned Single Judge in the aforesaid paragraph. However, we find it appropriate to supplement the reasoning with our own analysis.

8. In order to satisfy our conscience, we deem it appropriate to extract the prayers in the W.P.(C) No. 11283/2024 filed by the RWA in juxtaposition to the ones made in the underlying writ petition. The same in seriatim are as under:

W.P.(C) 11283/2024:-

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"a) CERTIORARI, thereby quashing sanction dated 13.05.2024 [Annexure P-1] granted by the Respondent No. 3 with respect to the development over the Subject Property being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;

b) PROHIBITION, thereby restraining Respondent Nos. 1-3 from granting any further Sanction or approval with respect to any development over the Subject Property, being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;

c) CERTIORARI, thereby quashing the Minutes of the 368th Screening Committee Meeting as approved by the 368th Screening Committee Meeting dated 22.04.2019, and 370th Screen Committee Meeting dated 17.06.2019 in respect of the subject property [Annexure P-2 (Colly)], being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;

d) PROHIBITION, thereby restraining the Respondents from permitting or actually raising of any construction on the subject property contrary to brochure (Annexure P-1) and the original layout plan (Annexure P-2) as demonstrated to the public by the Respondents;

e) MANDAMUS, commanding the Respondent No. 1 – 3 to restore the Subject Property, in terms of the promise as made through the brochure (Annexure P-7) and the layout plan (Annexure P-8) as demonstrated to the public by the Respondents;

f) CERTIORARI, thereby quashing the order dated 07.12.2012, passed by the Ld. PO, Appellate Tribunal, MCD allowed the appeal No. 24/AT/MCD/2009 (Annexure P-3) as well as final order and judgment dated 16.07.2016 passed by the Ld. District and Sessions Judge in MCD Appeal No. 04/13 (Annexure P-4);"

W.P.(C) 352/2023:-

"1. Issue a Writ/Order/Direction restraining any party, including the Respondents from allowing or effecting any development/construction activities at Khasra no. 1230/2 (New) admeasuring 6 bighas and 7 biswa in Sector-B, Pocket-1, Vasant Kunj;

2. Issue a Writ of Mandamus or any other Writ/Order/Direction restraining Respondent No. 1-3 from granting any further Sanction or

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approval with respect to any development over the Subject Property, being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;

3. Issue a Writ/Order/Direction setting aside sanction dated 13.05.2024 granted by the Respondent No. 2 with respect to the development over the Subject Property being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;

4. Issue a Writ of Mandamus or any other Writ/Order/Direction setting aside the Minutes of the 368th Screening Committee Meeting dated 22.04.2019, and 370th Screen Committee Meeting dated 17.06.2019 approving the grant of sanction in respect of the subject property, being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket- 1 in Vasant Kunj Housing Scheme, New Delhi;

5. Issue a Writ of Mandamus or any other Writ/Order/Direction setting aside the decision of the Expert Appraisal Committee dated 29.11.2024 granting conditional clearance to Respondent No. 4 for construction of a Housing Complex at Subject Property being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;

A fair comparison brings to fore the fact that there is practically no difference in the prayers contained in both the writ petitions. In fact, the prayers made in the underlying writ petition are identical except for the manner in which they have been expressed. Learned counsel for the appellants had laid great emphasis on prayer no.5 of the underlying writ petition being distinctive and unique to stand on its own, notwithstanding the other prayers, is misplaced, fallacious and unmerited. A careful examination of the relief sought in prayer no.5 of the underlying writ petition would reveal that the same deals with a decision rendered by the Expert Appraisal Committee dated 29.11.2024 for grant of conditional clearance to respondent no.4 for construction of a housing complex at the

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subject property which falls in the Morphological Ridge Area of Delhi. A perusal of the prayers contained in the writ petition filed by the RWA clearly shows that it has sought quashing of 368th Screening Committee Meeting dated 22.04.2019 and 370th Screening Committee Meeting dated 17.06.2019; quashing of sanction dated 13.05.2024 in respect of development over the subject property amongst other prayers. The prayer no.5 in the underlying writ petition seeks quashing of the conditional clearance granted by the Expert Appraisal Committee dated 29.11.2024. *Ex facie*, this decision is subsequent to the previous sanctioning order noted above. Logically, the said decision of the Expert Appraisal Committee would be subsumed in the other prayers of the writ petition filed by the RWA which may and can be taken note of and appropriate directions be passed by the learned Single Judge *in seisin* of the said writ petition. Thus, the apprehension of the appellants that the same may not be considered by the learned Single Judge is unfounded. We are therefore, not persuaded to accept this submission.

9. Consequent to the aforesaid analysis, we find the filing of the underlying writ petition, impermissible. This gathers all the more seriousness inasmuch as the appellants are admittedly members of the said RWA. In case such actions are permitted, the Courts would be flooded with frivolous and multiple multitude of litigations on the common subject. We cannot countenance any such situation. For this reason too, we concur with the findings of the learned Single Judge that the appellants appears to indulge in forum shopping. In fact, learned Single Judge has also recorded a finding of fact that the appellants herein failed to disclose that in W.P.(C) 11283/2024, interim relief of stay against the alleged unauthorised

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construction was declined by the Court *vide* order dated 11.09.2024. This assumes seriousness as a person seeking discretionary relief must approach the Court with clean hands.

10. For the reasons stated above and concurring with the reasoning rendered by the learned Single Judge in the impugned judgment, we are inclined to and accordingly dismiss the appeal *in limine*.

TUSHAR RAO GEDELA, J

DEVENDRA KUMAR UPADHYAYA, CJ

FEBRUARY 7, 2025/*kct*

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1996

IN THE SUPREME COURT OF INDIA
CIVIL ORIGINAL JURISDICTION
I.A. NO. _____ OF 2025
IN
IA NO. 126582 OF 2025
WRIT PETITION (CIVIL) NO. 202 OF 1995

IN THE MATTER OF:
T.N. Godavarman Thirumulpad ...Petitioner

VERSUS

Union of India & Ors. ...Respondents

AND IN THE MATTER OF:
Rajeev Ranjan
Aged 61 years
R/o House No. 1314,
B-1, Vasant Kunj,
New Delhi - 110070 **...Applicant**

APPLICATION FOR DIRECTIONS

PAPER BOOK
(FOR INDEX KINDLY SEE INSIDE)

ADVOCATE FOR THE APPLICANT: TANYA SRIVASTAVA

1997

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1999

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AND IN THE MATTER OF:
Rajeev Ranjan
Aged 61 years
R/o House No. 1314,
B-1, Vasant Kunj,
New Delhi - 110070 **...Applicant**

APPLICATION FOR DIRECTIONS

To,
The Hon'ble Chief Justice of India
And His Companion Justices of the
Supreme Court of India

The humble Application
of the Applicant above-named

MOST RESPECTFULLY SHOWETH:

1. That the present Application is being filed seeking appropriate directions from this Hon'ble Court in relation to the Report No. 25 of 2025 dated 14.05.2025 submitted by the Central Empowered Committee (CEC) concerning the proposed Group Housing Project at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi, falling in the Morphological Ridge of Delhi (IA No. 126582/2025).

2. That the Applicant is a resident of Delhi and an environmental activist who had filed Application No. 1587 of 2024 before the CEC on 14.10.2024, objecting to the proposed construction on the grounds that the land in question falls within the Morphological Ridge Area of Delhi, which serves as a critical ecological zone for the city. The Applicant, in his application to the CEC had specifically averred:

> "*The construction of a Luxury building project with 2 towers with a height of 33.25m and a third tower of 16.75 m will be likely to impact the Aravalli ridge's stability. It will have 3 level basements in each of the towers (7052 sq. m built-up), which amounts to mining in the Aravalli ridge area. Also, as per the geotechnical survey submitted by the builder in Environmental Clearance application, there is no mention of metamorphic/quartzite outcrop. When achieving a depth for 3 basements it needs to be ascertained whether any rare rock outcrop is lost due to destruction of a section of the South-Central Ridge leading to destabilization of the adjoining built-up area. According to the Supreme Court Bench order of 2ad May 2024, MOEFCC is to Constitute a committee to arrive at a common and uniform definition of the Aravalli hills and ranges. Till then no mining or any construction that digs, which amounts to mining, can be undertaken.*"

True Copy of the Application No. 1587/2024 dated 14.10.2024 submitted by the Applicant to the Central Empowered Committee is marked as **Annexure A-1 (Pages 26 to** 37**).**

3. The Applicant was in fact shocked to be informed that the Delhi Development Authority/**DDA** as well as the Municipal Corporation of Delhi/**MCD** have granted sanctions to M/s R. R. Texknit LLP (Builder) with respect to the building plans. The Applicant immediately addressed communication to the CEC on 10.01.2025 regarding this sanction.

True Copy of the Letter (10.01.2025) sent by the Applicant in furtherance of Application No. 1587/2024 to the Central Empowered Committee is marked as **Annexure A-2 (Pages 38 to** 69**).**

4. That the CEC, in its Report No. 25 of 2025, has acknowledged that **approximately 80%** (4553 sq. mt.) of the subject land falls within the Morphological Ridge Area as per the Forest Department of GNCTD's E-Vanlekh portal but has nevertheless recommended allowing construction on this environmentally sensitive land.

True Copy of the of the CEC Report No 25 of 2025 dated 14.05.2025 is marked as **Annexure A-3 (Pages 70 to** 261**)**

True Copy of the Screenshot from the E-Vanlekh website showing the plot being 80% covered by the morphological ridge is marked as **Annexure A-4 (Pages 262 to** 263**)**

5. That the Applicant seeks specific directions from this Hon'ble Court to protect the Morphological Ridge from construction activities that would

irreversibly damage its ecological value and undermine this Hon'ble Court's consistent jurisprudence on protecting such areas. These directions are crucial, given the sensitive ecological harm caused to Delhi annually due to excessive development.

BRIEF FACTS

6. The brief facts leading to the filing of the present Application are as follows:

a. Delhi Development Authority (DDA) prepared a scheme in 1987 in the name of SFS Housing Vasant Kunj Residential Scheme, which included the subject land (Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi).

b. The DDA initially tried to acquire the subject land but was unsuccessful, and the land was de-notified from acquisition vide Notification dated 20.08.1996.

c. The owners of the subject land sought approval for construction of a Group Housing Project, which was initially rejected but later approved through various proceedings before administrative authorities.

d. On 23.04.2024, a sale deed was executed, and thereafter registered for Khasra No.1230/2 Sector -B, Pocket -1 Vasant Kunj between Lalit Jain & Ors. (HUF), and **M/s R. R. Texknit LLP**, i.e., the site of the proposed project. Surprisingly, the sale deed mentions the same as **Agricultural Land**.

e. The Municipal Corporation of Delhi (MCD) granted sanction for the construction vide letter dated 13.05.2024, and various other approvals were obtained from statutory authorities.

It is pertinent to highlight that this sanction was for the building plan submitted earlier by Lalit Jain and Lalit Jain (HUF). The sanction letter mandates a myriad of responsibilities, including ensuring the construction doesn't cause nuisance to neighbours. Sites must also be screened with an 8ft wall to block roadside visibility and prevent the spread of debris. Dust suppression measures include wind barriers, sprinklers, tree plantations, and establishing a green belt around the project.

f. Separately, on 14.08.2024, the Resident Welfare Assocation/**RWA** of B-1, Vasant Kunj, filed a petition (W.P.(C) No. 11283/2024) seeking *inter alia* revocation of the layout and sanction plan before the Delhi High Court. This Writ Petition is currently pending final adjudication before the Hon'ble High Court of Delhi.

g. On 14.10.2024, the Applicant (*in his personal capacity*) filed Application No. 1587 of 2024 before the CEC, objecting to the proposed construction on the grounds that the land falls within the Morphological Ridge Area.

h. **M/s R. R. Texknit LLP**, the current owner of the land, filed Application No. 1608 of 2025 on 15.01.2025 before the CEC seeking approval for the Group Housing Project.

i. Shockingly, the Environmental Clearance/**EC** for the project was granted by the MoEFCC on 13.01.2025. A separate Appeal No. 19/2025 was preferred by the Applicant herein against the grant of EC which is pending adjudication before the National Green Tribunal.

j. The Applicant has made various recommendations including writing to the Union Minister for Environment, Forest & Climate Change (MoEFCC), Secretary MoEFCC, Additional Secretary MoEFCC, and Member Secretary, IA (Infra-II), MoEFCC raising issues including that the area of the proposed project lies in the morphological ridge. Separately, he has also addressed representations to the Principal Chief Conservator of Forests (PCCF), GNCTD and Deputy Conservator of Forests, GNCTD.

k. The CEC conducted meetings with stakeholders and visited the site on 03.01.2025, and subsequently submitted its Report No. 25 of 2025 dated 14.05.2025 to this Hon'ble Court. In its report, the CEC acknowledged that 80% of the subject land falls within the Morphological Ridge Area but recommended allowing construction subject to certain conditions.

GROUNDS

A. **Recent Judicial Developments and Ongoing Proceedings**

7. That this Hon'ble Court has consistently recognized the ecological importance of both notified Ridge areas and areas with similar morphological features. In its order dated 08.02.2023 in I.A. No. 191635 of 2022 in W.P. (C) No. 202 of 1995 [***In Re : T.N. Godavarman Thirumulpad v. Union of India*, 2023 SCC OnLine SC 1951**], this Hon'ble Court directed the MoEFCC to appoint a committee to identify areas with similar morphological features as that of a notified ridge, which need to be protected. The relevant extract is reproduced below:

> *" 12. It is pointed out that apart from the notified area of ridge which is a protected area, there are other areas falling outside the demarcated notified ridge which also have similar 'morphological features' of ridge.*
>
> *13. The High Court of Delhi vide order dated 30.11.2011 in Writ Petition No.3339/2011 (Ashok Tanwar v. Union of India) and* ***this Court in Delhi Development Authority v. Kenneth Builders and Developers Pvt. Ltd. and Others [(2016) 14 SCC 561] has held that land falling outside the demarcation of notified ridge but having similar 'morphological features' of ridge should be given same protection as is given to the notified areas and no construction should be permitted thereon. It cannot be doubted that the ridge in Delhi acts as a lung, which supplies oxygen to the citizens of Delhi. The necessity to protect the ridge, therefore, cannot be undermined.***

14. It appears that there has been some difficulty in identifying the areas of ridge, which are not notified but also have the same features.

15. We, therefore, find it appropriate that the Ministry of Environment, Forest and Climate Change (MoEFCC), appoints a committee consisting of the following officials/ officers, to work out the modalities for identifying the said area which has similar 'morphological features' as that of a notified ridge and which needs to be protected as a notified ridge..."

Emphasis Supplied

It is important to point out that this particular IA 191635/2022 was also a Report of the CEC seeking permission of this Hon'ble Court for diversion of **6,200 sq. mtrs of Morphological Ridge Area situated at Plot No. 11B, Vasant Kunj, New Delhi** for construction of office building for the Directorate of Revenue Intelligence Headquarters, New Delhi. Although the CEC recommended construction stipulating various conditions, it also recommended:

"*3…. This Hon'ble Court may consider directing the Delhi Development Authority* ***not to allot in future any land to any agency situated in the notified Ridge and Morphological Ridge without the prior approval of this Hon'ble Court***."

Consequently, the CEC's own recommendation for the current project appears to be inconsistent with its previous approach and recommendations.

True Copy of the Order dated 08.02.2023 passed *In Re : T.N. Godavarman Thirumulpad v. Union of India*, 2023 SCC OnLine SC 1951 is marked and annexed as **Annexure A-5 [Pages** 264 **to** 291**]**

8. That the committee appointed by the MoEFCC is still in the process of identifying areas with morphological features similar to the notified ridge, and any construction permitted on the subject land before the completion of this process would prejudice the committee's work and potentially undermine this Hon'ble Court's intent in protecting such areas.

9. That it is pertinent to highlight that the Ridge Management Board/**RMB** on 05.03.2021 had **rejected** a DDA-Housing Project that was being proposed to build residential houses in Sector B, Vasant Kunj. The RMB while rejecting the proposal observed:

> *"The proposal for construction of* ***40 three BHK and 60 two BHK houses on design and build basis adjoining to community hall at Masoodpur Sector-B, Vasant Kunj by DDA*** *was placed before the Board. The land use of the project site is earmarked for Residential Development as per Delhi Master Plan 2021. The total plot area proposed for construction is 0.6 Ha. There are 120 no. of trees standing in the area out which 16 no. of trees are proposed to be felled and 09 nos. of trees are proposed to be transplanted.* ***The proposed construction area is falling within South-Central Ridge.***
>
> *It was stated that the User Agency has earmarked land measuring 12 Ha. (ODA land) opposite Vasant Square mall within*

which land for CA will be handed over. UA has also applied for permission under FCA, 1980 for diversion of forest land for non-forestry purposes.

In view of the fact that MoEF&CC has imposed a generic ban on development of housing projects in Forest areas and as such projects are not site specific, the User Agency may be asked to explore the possibility of the same with outside Ridge Reserve Forest."

True Copy of the Minutes of Meeting of Ridge Management Board dated 05.03.2021 is marked as **Annexure A-6 (Pages** 292 **to** 293**)**

Screenshots of the DDA's proposed site versus the present site can be seen at Page 42 (Part of Annexure A-2) of the present IA.

10. That this Hon'ble Court, in its order dated 16.05.2024 in I.A. No. 117930 of 2024 in Contempt Petition (Civil) Diary No. 21171 of 2024 in W.P.(C) No. 4677 of 1985, has specifically restrained the Ridge Management Board from clearing project proposals for the diversion of ridge forests without seeking permission from this Hon'ble Court:

"5. We, therefore, restrain the Ridge Management Board from clearing the project proposals for the diversion of the ridge forests without seeking permission from this Court."

True Copy Order dated 16.05.2025 in I.A. No. 117930 of 2024 in Contempt Petition (Civil) Diary No. 21171 of 2024 in W.P.(C) No. 4677 of 1985 is marked as **Annexure A-7 (Pages 294 to** 306**).**

11. That a Contempt Petition (Civil) Diary No. 57901/2024 had been filed before this Hon'ble Court in W.P. (C) No. 4677 of 1985 by one Ms. Bhavreen Kandhari against Rakesh Sharma [Partner in M/s R. R. Texknit LLP] (*the same entity seeking approval in the present case)* and others, regarding illegal construction activities and tree felling on the subject land in violation of this Hon'ble Court's orders protecting the Ridge areas. The Contempt Petition highlights how the respondent firm has engaged in construction activities on Morphological Ridge land without obtaining necessary permissions from this Hon'ble Court which is a direct violation of this Hon'ble Court's Order dated 09.05.1996 passed in W.P.(Civil) No. No.4677/1985 which took note of the Master Plan for Delhi Perspective 2001 and opined that:

> "*The provisions of the Master Plan makes it mandatory that the Ridge is to be kept free from encroachers and it pristine glory must be maintained for all times. It is a pity that neither the Central Government nor the N.C.T., Delhi Administration has ever applied its mind towards maintain the ecological balance of the city*."

True & Typed Copy of the Order dated 09.05.1996 passed in W.P.(Civil) No. No.4677/1985 is marked as **Annexure A-8 [Pages 307 to** 318**]**

12. That the aforementioned Contempt Petition presents compelling evidence, including status reports from the Deputy Conservator of Forests dated 19.09.2024 and 17.10.2024, confirming damage to multiple trees on the subject land. A restrainment order was also issued against M/s R. R. Texknit

LLP on 17.09.2024, and a show cause notice was issued under Section 31 of the Delhi Preservation of Trees Act, 1994, demonstrating the gravity of the violations occurring on the subject land.

True Copy of the Status Reports dated 19.09.2024 and 17.10.2024 issued by the Deputy Conservator of Forests is marked and annexed as **Annexure A—9 (Pages 319 to** 332 **)** and **Annexure A-10 (Pages 333 to** 352**).**

13. That a bench of this Hon'ble Court on 07.05.2025 issued show-cause notices to Delhi government officials, MCD Chief, and the builder - **M/s R. R. Texknit LLP** involving illegal construction on the Morphological Ridge. The Hon'ble Court took serious note of the apparent violations and the attempts to circumvent environmental regulations to permit construction on environmentally sensitive land. The next date of hearing in the aforesaid petition is 21.07.2025.

True Copy of the Order dated 07.05.2025 passed in Contempt Petition (Civil) Diary No. 57901/2024 is marked as **Annexure A-11 (Pages 353 to** 354**)**

B. **Critical Ecological Importance of the Morphological Ridge**

14. That the Delhi Ridge, an extension of the ancient Aravalli Range, is often referred to as the "*lungs of Delhi*" due to its critical role in maintaining ecological balance, regulating the city's microclimate, recharging

groundwater, supporting biodiversity, and mitigating air pollution in one of the world's most polluted urban centres.

15. Over the years, due to increasing population, excessive resource extraction, construction of parks, housing, and dumping of construction waste, the Ridge has shrunk significantly. Once contiguous, it is now divided into five fragmented zones:

i. The Northern Ridge (also called Old Delhi) - comprises of the hilly area near Delhi University. It is approximately 87 hectares.

ii. The Central Ridge (also called New Delhi) - consists of around 864 hectares of forested area, from south of Sadar Bazaar to Dhaula Kuan, though some bits have been nibbled away.

iii. The South-Central Ridge (also called Mehrauli) - consists of 626 hectares of forested land around the Sanjay Vana area, near Jawaharlal Nehru University (JNU).

iv. The Southern Ridge (also called Tughlaqabad) - consisting of 6200 hectares is the biggest area of the Delhi Ridge.

v. The Nanakpura South Central Ridge - has an area of 7 hectares.

All the 5 zones make up a total area of 7,784 hectares spread over the entire city in different patches.

16. These different portions of the Ridge are managed by various agencies, including the Delhi Development Authority (DDA), Municipal Corporation of Delhi (MCD), Forest Department, Army, CPWD, and others.

17. That according to a report by the Forest Survey of India, Delhi's forest cover has been steadily declining, with the city having one of the lowest percentages of forest cover among all Indian states and union territories. The preservation of the Ridge, including areas with morphological features similar to the notified Ridge, is therefore essential for environmental sustainability and public health.

18. That academic research has established that the Delhi Ridge acts as a natural barrier against the hot winds from Rajasthan and plays a crucial role in maintaining temperatures in the city. With Delhi experiencing increasingly severe heat waves due to climate change, the protection of the Ridge has become even more critical.

19. That the Delhi Ridge houses over 300 species of plants, 200 species of birds, and numerous other wildlife species, many of which are protected under the Wildlife Protection Act, 1972. Allowing construction on the Morphological Ridge would disrupt wildlife corridors and threaten biodiversity.

20. That groundwater recharge is another critical function performed by the Ridge, particularly significant given Delhi's severe water scarcity issues. The porous, rocky terrain of the Ridge allows rainwater to percolate and recharge the groundwater table, a function that would be severely compromised by construction activities.

C. **Deficiencies in the CEC's Approach and Recommendations**

21. That the CEC, while acknowledging that 80% of the subject land falls within the Morphological Ridge Area as per the E-vanlekh portal of the Forest Department of GNCTD, has recommended allowing construction based primarily on the fact that the project has received approvals from various statutory authorities and that the land is flat and surrounded by residential houses.

22. That the CEC's approach contradicts this Hon'ble Court's consistent jurisprudence on protecting areas with morphological features similar to the notified Ridge, regardless of their current state or surrounding development.

23. That the compensatory measures suggested by the CEC, such as depositing 5% of the project cost with the Ridge Management Board Fund and planting trees along the periphery, are grossly inadequate to offset the permanent ecological damage that would result from construction on the Morphological Ridge.

24. That the CEC has referred to the land as "*flat land*" surrounded by residential houses, but the ecological significance of Morphological Ridge areas is not limited to their topography alone. These areas form part of a larger ecosystem and provide essential environmental services that cannot be replicated through compensatory measures.

25. That the CEC incorrectly downplayed the ecological significance of the subject land by focusing on its current state rather than its potential for ecological restoration and its role in the larger Ridge ecosystem.

26. That the assertion by M/s R. R. Texknit LLP that the subject land does not fall within the Morphological Ridge Area is contradicted by the CEC's own finding that 80% of the land falls within the Morphological Ridge Area as per the E-vanlekh portal. Pages262 to263 make it amply clear that the morphological ridge covers 80% of the is the subject land.

27. Fundamental Inconsistencies In Factual Determination: The Central Empowered Committee Report reveals a profound disconnect between digital evidence and empirical observation that undermines its foundational conclusions. The Committee acknowledges, through the authoritative E-vanlekh portal maintained by the Government of National Capital Territory of Delhi, that approximately 85% of the subject land (4553 square meters

out of 5353 square meters) falls within the designated Morphological Ridge Area.

28. This digital classification represents an objective, scientifically-based determination of the land's ecological character. However, the Committee simultaneously presents contradictory physical observations from their site visit conducted on January 3, 2025, describing the subject land as merely "*flat land, surrounded by the residential houses of DDA*." This characterization fundamentally misunderstands the nature and legal significance of morphological ridge areas, which are not defined solely by topographical features but by their broader ecological and environmental significance within the Delhi Ridge ecosystem.

29. The Committee's approach reflects a fundamental legal error in equating physical appearance with ecological classification. The presence of surrounding residential development cannot diminish or negate the inherent environmental value of morphological ridge land, as established by this Honorable Court's consistent jurisprudence on environmental protection.

30. Jurisdictional Confusion And Procedural Irregularities: The Report demonstrates a troubling confusion regarding the proper legal framework governing morphological ridge areas. Most significantly, the Committee acknowledges receiving correspondence from the Ridge Management

Board dated March 24, 2025, explicitly stating that the Board cannot provide views on the proposed project due to this Hon'ble Court's restraint on clearing project proposals for ridge forest diversion without Supreme Court permission. Despite this clear jurisdictional limitation, the Committee proceeds to recommend that the project proponent deposit five percent of the sanctioned project cost with the Ridge Management Board Fund, to be administered "*under the close supervision and direction of the Ridge Management Board.*" This recommendation creates an impossible legal scenario where an entity that has declared itself unable to exercise jurisdiction is simultaneously tasked with supervisory responsibilities.

31. Environmental Clearance Irregularities: The Report acknowledges that environmental clearances were granted by both the Ministry of Environment, Forest and Climate Change (January 13, 2025) and the State Level Expert Appraisal Committee. However, these clearances appear to have been issued without proper consideration of the land's morphological ridge status and the associated legal restrictions. Since the Committee itself establishes that construction on the subject land "*can be undertaken only with the permission of this Hon'ble Court*" due to its morphological ridge classification, the previously granted environmental clearances lack proper legal foundation. These clearances were issued by authorities without jurisdiction over morphological ridge areas, creating a situation where approvals were granted in contravention of established legal precedent

requiring Supreme Court permission for any development on such lands. This represents a fundamental breach of the hierarchical environmental clearance system and suggests systemic failure in inter-agency coordination regarding ridge area protection.

32. Logical Contradictions In Legal Reasoning: The Report presents an internally inconsistent legal position that undermines its credibility and legal validity. While acknowledging the correctness of the objection raised in Application No. 1587 of 2024 that the subject land falls within the Morphological Ridge Area, the Committee simultaneously recommends approval for construction activities.

33. This position directly contradicts the legal precedent established by this Hon'ble Court, particularly the observation that "*land falling outside the demarcation of notified ridge but having similar 'morphological features' of ridge should be given same protection as is given to the notified areas and no construction should be permitted thereon*." The Committee fails to provide adequate legal justification for deviating from this established principle, instead attempting to reconcile irreconcilable positions through conditional approvals that lack proper legal foundation.

34. According to the inspection reports by forest officials dated 10.09.2024 and 13.09.2024, multiple trees suffered root damage, with some being uprooted or missing entirely. In fact, this fact was specifically taken note of by the

Hon'ble High Court of Delhi in Contempt Case (C) 1149/2022 which is reflected in its Order dated 10.09.2024.

It was specifically noted:

> "*1. These are applications filed by the Vasant Kunj Residents Welfare Association to show that there is a large scale removal and felling of trees in Khasra No. 1230/2 (New) admeasuring 6 bigha 7 biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi.*
>
> *2. Even though the land is stated to be belonging to the private builders/alleged owners, who are carrying out the construction,* ***it is evident from the photographs that the large trees are being felled.***
>
> *3. I am of the view that no tree can be felled without the permission of the Tree Officer under Section 9 of Delhi Preservation of Trees Act, 1994.*
>
> *4. This Court on 31.08.2023 had already directed that no permission for felling of trees will be granted without intimation to the Court…"*
>
> *Emphasis Supplied*

True Copy of the Order dated 10.09.2024 passed in Contempt Case (C) No. 1149/2022 by the Hon'ble High Court of Delhi is marked and annexed as **Annexure A-12 (Pages 355 to** 356**).**

35. That these facts also find mention in the Contempt Petition (Civil) Diary No. 57901/2024 filed before this Hon'ble Court in W.P. (C) No. 4677 of 1985 by

Bhavreen Kandhari, M/s R. R. Texknit LLP had already commenced illegal construction activities on the land in question, resulting in damage to several trees.

36. That the aforementioned Contempt Petition also reveals that M/s R. R. Texknit LLP allegedly presented fraudulent tree felling permission with forged signatures to forest officials, indicating a pattern of wilful violations of environmental regulations and this Hon'ble Court's orders.

37. That the Applicant, by way of an appeal before the National Green Tribunal, has challenged the grant of conditional Environment Clearance given by the Expert Appraisal Committee, MoEF& CC to M/s R. R. Texknit LLP for the construction a Group Housing Project located at Khasra No. 1230/2 Sector-B, Pocket -1 Vasant Kunj numbering 138 units, comprising 3 towers containing 3 basements + Stilt+ 9 floors (3B + S+ 9). The Hon'ble NGT issued Notice in the Applicant's Appeal and the Appeal is currently pending adjudication and the next effective date is 03.07.2025.

True Copy of the Order dated 05.03.2025 passed by the NGT in Appeal No 19/2025 preferred by the Applicant is marked and annexed as **Annexure A-13 (Pages 357).**

D. **Conflict with Public Trust Doctrine and Sustainable Development**

38. That this Hon'ble Court has consistently held that natural resources, including forests and ecologically sensitive areas, are held by the State as a

trustee for the public, and the State has a duty to protect these resources for the benefit of the public and future generations. Allowing construction on the Morphological Ridge would violate this principle of public trust.

39. That the principle of sustainable development, which this Hon'ble Court has recognized as a fundamental principle of environmental law, requires balancing development needs with environmental protection. Given Delhi's severe environmental challenges, including critical air pollution levels and water scarcity, the ecological value of preserving the Morphological Ridge far outweighs the benefits of the proposed construction.

40. That the precautionary principle, another cornerstone of environmental law recognized by this Hon'ble Court, mandates that where there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

41. Given the established ecological importance of the Ridge and the ongoing effort to identify areas with similar morphological features, the precautionary principle demands that no construction be permitted on the subject land.

42. Permitting this private housing development to proceed with the Central Empowered Committee's endorsement would establish a dangerous

precedent that could severely compromise Delhi's ecological integrity. The situation is particularly alarming because it involves construction on Morphological Ridge land—areas specifically protected by judicial orders. This approval could signal to developers across the region that environmentally sensitive zones are now accessible for development, effectively circumventing established legal protections.

43. If this trend continues, we risk witnessing widespread construction activities throughout protected areas in the coming years, with developers systematically bypassing essential environmental safeguards and legal requirements designed to preserve Delhi's crucial natural heritage and protect it from climate change.

PRAYER

In view of the above facts and circumstances, it is most respectfully prayed that this Hon'ble Court may be pleased to:

a. Reject the recommendations contained in CEC Report No. 25 of 2025 dated 14.05.2025, which suggest permitting construction on land falling within the Morphological Ridge Area;

b. Direct that no construction activity shall be permitted on the subject land (Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi) until the committee appointed by the MoEFCC pursuant to this Hon'ble Court's

order dated 08.02.2023 completes its work of identifying areas with morphological features similar to the notified ridge;

c. Direct the Forest Department of GNCTD to incorporate the subject land into the protected Ridge area and undertake ecological restoration measures to remediate the damage already caused by the illegal construction activities and tree felling undertaken by M/s R. R. Texknit LLP;

d. Appoint an independent committee of experts to assess the ecological significance of the subject land and report to this Hon'ble Court;

e. Issue appropriate directions to ensure that no further approvals are granted for construction activities in areas identified as Morphological Ridge on the E-vanlekh portal of the Forest Department of GNCTD;

f. Impose exemplary costs on M/s R. R. Texknit LLP for attempting to circumvent this Hon'ble Court's orders protecting the Ridge areas and for the environmental damage already caused;

g. Pass such other and further orders as this Hon'ble Court may deem fit and proper in the interest of justice.

AND FOR THIS ACT OF KINDNESS, THE APPLICANT SHALL, AS IN DUTY BOUND, EVER PRAY.

FILED BY



TANYA SRIVASTAVA
ADVOCATE FOR THE APPLICANT

Place: New Delhi
Date: 23.05.2025

2023

IN THE SUPREME COURT OF INDIA
CIVIL ORIGINAL JURISDICTION
WRIT PETITION (C) NO. 202 OF 1995

IN THE MATTER OF:
IN RE : T.N. GODAVARMAN THIRUMULPAD **...PETITIONER**

VERSUS

UNION OF INDIA **...RESPONDENT**

IN THE MATTER OF:
RAJEEV RANJAN **...APPLICANT**

AFFIDAVIT

I, RAJEEV RANJAN, 61 years, R/o 1314, B-1, Vasant Kunj, 110070- New Delhi herein, on solemn affirmation state and submit as under:

1. That I, being the Applicant herein in the above-named IA, am fully conversant with the facts and circumstances of the case and I am as such competent to swear this affidavit.

2. I say that I have gone through copies of the Interlocutory Applications and state that the contents thereof are true and correct to my knowledge and belief.

3. That the annexures attached to the present Application(s) are true and correct copies of their respective originals.

DEPONENT

IDENTIFIED

VERIFICATION

I, the Deponent above named, do hereby verify that the content of paragraphs 1 to 3 of the above affidavit are true to my knowledge, no part of it is false, and nothing material has been concealed therefrom.

Verified at Delhi on this _____day of _____, 2025.

20 MAY 2025

DEPONENT

NOTARY PUBLIC K. BANDANA Delhi Regn. No. 19718 Date of Expiry 28.02.2030 Govt. of India

ATTESTED
NOTARY PUBLIC DELHI
Govt. of India
Mob:: 9854768498

2024

BUILDING DEPARTMENT

PLAN FEE RECEIPT

RECEIPT NO		**RECEIPT DATE**	10/05/2024 12:59:30
PAYEE DETAILS		**PAYMENT DETAILS**	
Name	Mr. Lalit Jain and Lalit Jain HUF through its Karta Mr Lalit Jain ,Mr. Pradeep Jain HUF through its Karta Mr Pradeep Jain,Mrs. Pramukhta Jain Pradeep Jain Neelam Jain Kunal Mahajan ,Mr. Rakesh Mahajan HUF through its Karta Mr Kunal Mahajan ,Mrs. Nalini Mahajan Through Its GPA Mr Kunal Mahajan all through their SPA Mr Rohit Sejwal	**PAYMENT**	Plan Fee
Residential Address	Kh. No. 1230/2 Sector -B pocket -1 Vasant kunj New Delhi.	**PAYMENT MODE**	ONLINE
Mobile Number	9810034241	**Transaction No**	155682989
Email Id	sudhirgupta1208@yahoo.com	**Transaction Date**	10/05/2024 12:59:30
Request ID	10118122	**Amount Received**	301970195.00

BUILDING PLAN FEE DETAIL

Levy	819103	**Additional Levy**	5890196.00
Betterment	0.00	**Stacking Charges**	0
C & D waste charge	1862190.00	**Conversion Charges**	0.00
Development & interest Charge	0.00		
Admin/IT Charge	20000	**Other Charges**	374753
Compensatory/Regulatory Charges	4099896.00	**DJB & Water Sewerage Charges**	0.00
Other Charges1	256716307.00	**Other Charges1 Remarks**	Use Conversion Charges
Other Charges2	26768050.00	**Other Charges2 Remarks**	ED Charges.
Other Charges3	500000.00	**Other Charges3 Remarks**	Mics. charges
Total		297050495.00	
Cess Charges		4919700	
Total Amount Payable		301970195.00	

MUNICIPAL CORPORATION OF DELHI
Duplicate

2025

BUILDING DEPARTMENT

PERMIT FEE RECEIPT

RECEIPT NO		**RECEIPT DATE**	09/02/2024 13:58:57
PAYEE DETAILS		**PAYMENT DETAILS**	
Name	Mr. Lalit Jain and Lalit Jain HUF through its Karta Mr Lalit Jain ,Mr. Pradeep Jain HUF through its Karta Mr Pradeep Jain,Mrs. Pramukhta Jain Pradeep Jain Neelam Jain Kunal Mahajan ,Mr. Rakesh Mahajan HUF through its Karta Mr Kunal Mahajan ,Mrs. Nalini Mahajan Through Its GPA Mr Kunal Mahajan all through their SPA Mr Rohit Sejwal	**PAYMENT**	Permit Fee
Residential Address	Kh. No. 1230/2 Sector -B pocket -1 Vasant kunj New Delhi.	**PAYMENT MODE**	ONLINE
Mobile Number	9810034241	**Transaction No**	153621435
Email Id	sudhirgupta1208@yahoo.com	**Transaction Date**	09/02/2024 13:58:57
Request ID	10118122	**Amount Received**	194710.00

BUILDING PERMIT FEE DETAIL	
Permit fee	194710

Duplicate

2026

BUILDING DEPARTMENT

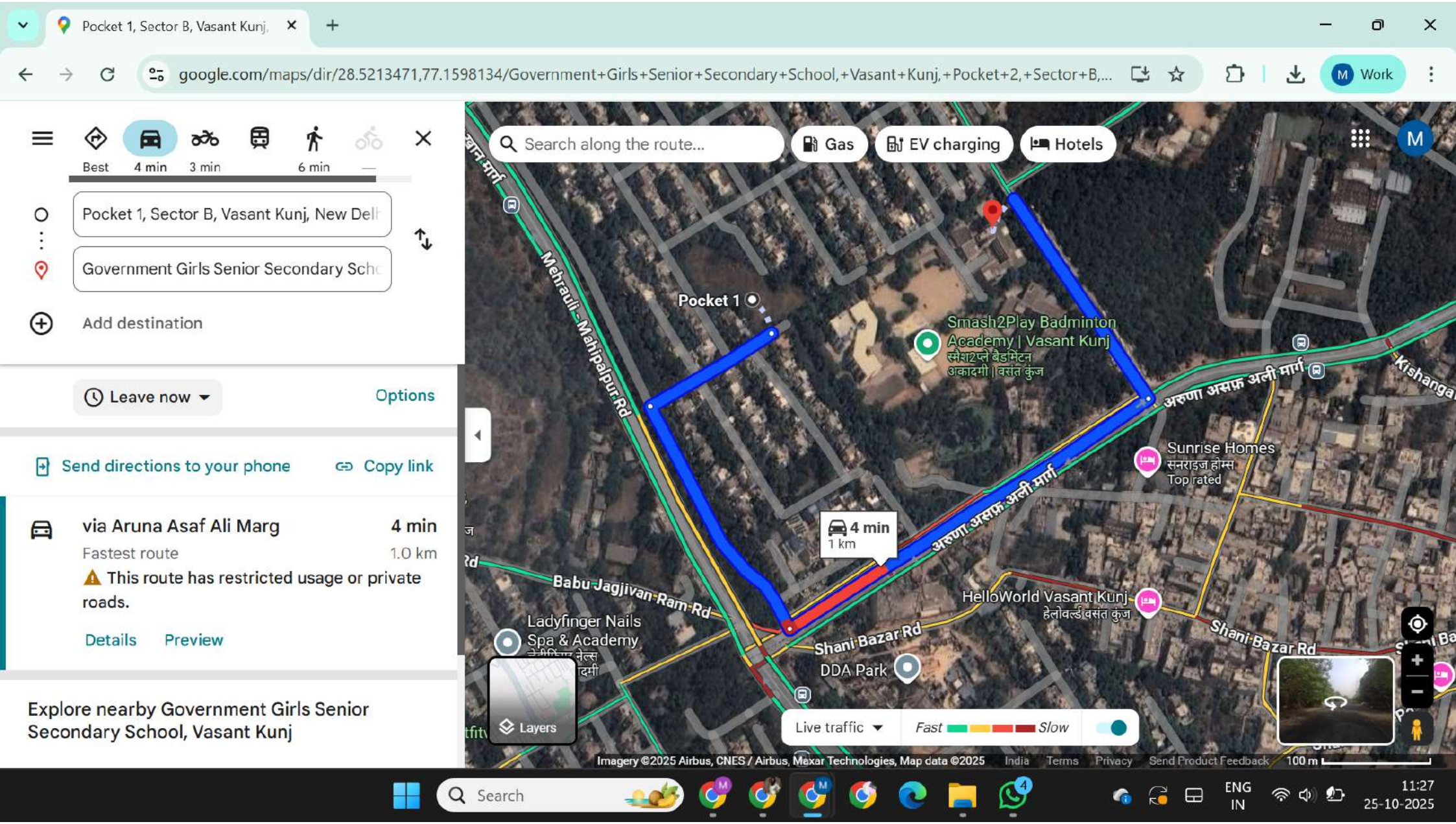
PLAN FEE RECEIPT

RECEIPT NO		**RECEIPT DATE**	10/05/2024 12:59:30
PAYEE DETAILS		**PAYMENT DETAILS**	
Name	Mr. Lalit Jain and Lalit Jain HUF through its Karta Mr Lalit Jain ,Mr. Pradeep Jain HUF through its Karta Mr Pradeep Jain,Mrs. Pramukhta Jain Pradeep Jain Neelam Jain Kunal Mahajan ,Mr. Rakesh Mahajan HUF through its Karta Mr Kunal Mahajan ,Mrs. Nalini Mahajan Through Its GPA Mr Kunal Mahajan all through their SPA Mr Rohit Sejwal	**PAYMENT**	Plan Fee
Residential Address	Kh. No. 1230/2 Sector -B pocket -1 Vasant kunj New Delhi.	**PAYMENT MODE**	ONLINE
Mobile Number	9810034241	**Transaction No**	155682989
Email Id	sudhirgupta1208@yahoo.com	**Transaction Date**	10/05/2024 12:59:30
Request ID	10118122	**Amount Received**	301970195.00

BUILDING PLAN FEE DETAIL

Levy	819103	**Additional Levy**	5890196.00
Betterment	0.00	**Stacking Charges**	0
C & D waste charge	1862190.00	**Conversion Charges**	0.00
Development & interest Charge	0.00		
Admin/IT Charge	20000	**Other Charges**	374753
Compensatory/Regulatory Charges	4099896.00	**DJB & Water Sewerage Charges**	0.00
Other Charges1	256716307.00	**Other Charges1 Remarks**	Use Conversion Charges
Other Charges2	26768050.00	**Other Charges2 Remarks**	ED Charges.
Other Charges3	500000.00	**Other Charges3 Remarks**	Mics. charges
Total		297050495.00	
Cess Charges		4919700	
Total Amount Payable		301970195.00	

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google.com/maps/dir/28.5213471,77.1598134/Government+Girls+Senior+Secondary+School,+Vasant+Kunj,+Pocket+2,+Sector+B,...
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Government Girls Senior Secondary Sch
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Options
Send directions to your phone
Copy link
via Aruna Asaf Ali Marg
4 min
Fastest route
1.0 km
This route has restricted usage or private roads.
Details
Preview
Explore nearby Government Girls Senior Secondary School, Vasant Kunj
Search along the route...
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EV charging
Hotels
Mehrauli-Mahipalpur Rd
Pocket 1
Smash2Play Badminton Academy | Vasant Kunj
स्मैश2प्ले बैडमिंटन अकादमी | वसंत कुंज
अरुणा असफ़ अली मार्ग
Sunrise Homes
सनराइज़ होम्स
Top rated
4 min
1 km
Babu Jagjivan Ram Rd
Ladyfinger Nails Spa & Academy
HelloWorld Vasant Kunj
हेलोवर्ल्ड वसंत कुंज
Shani Bazar Rd
DDA Park
Layers
Live traffic
Fast
Slow
Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2025
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ANNEXURE R-16

2028

WETLANDS/WATERBODIES INSIDE THE PARKS OF DDA

S.No.	Wetland Name	Geo-coordinated	District (s) in which the Wetland is located	Khasra No/Areas	Remarks
1	**Sanjay Lake**	28° 36' 52.234" N 77° 18' 7.147" E	East	170000 sq. mtrs. /17 ha	To improve the water body, wok of removal of waterweeds has been completed. Restoration work of baffle reactor and constructed wetland has been completed. In-situ bio-remediation is planned to improve the quality of water.
2	**West Vinod Nagar**	28 37.390'N 77 17.319'E	East	Area – 3.4 Ha	Waterbody will be developed by DDA and NOC has been given to DJB for rejuvenation.
3	**Shastri Park**	28° 40' 35.25" N 77° 15' 41.9" E	East	1000 sq. mtrs. Khasra no. 109	Water body is dry and source of water is rainfall only. Installation/construction of decentralized wastewater treatment plant on constructed wetland technology having 50 KLD capacity for park and water body has been done.
4	**Nand Nagari (2) Mandoli**	28° 41' 53.322" N 77° 18' 55.245" E	East	K No.911, 912/3.4027ha	Overflow from existing drain has been connected to the water body. Improvement of boundary wall of water body has been done. Water body to be developed as recharge basin for excess storm water runoff.
5	**Smriti Van Lake (Kondli)**	28.604792 77.338327	East	580, 581, 582, 750, 751, 749, 752,754, 759, 753 etc.	STP treated effluent is being released in water body. However it has been observed there is no retention of water in Water body. Drains have been connected to the water body to make it a recharge basis for storm water runoff. Landscaping work around water body is completed. Shrubs have been planted & grassing has been done.
6	**Sunder Nagari**	28° 41' 39.870" N 77° 19' 18.089" E	East	0.15ha	NOC given to DJB for rejuvenation.
7	**Maharaja surajmal park**	28° 39' 45.614" N 77° 18' 5.600" E	North East	K No. 94 /0.75ha.	Water body is dry and source of water is rainfall only. It has been observed that there was no retention of water during rainy season as its bottom is highly porous. The water body has been connected with surrounding peripheral drain for collection of storm water during rainy season for ground water recharge.

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8	**Prasad Nagar Lake**	28° 38' 47.798" N 77° 10' 40.875" E	North	(a) Kh.No.57/8, 0.28ha	The Water body is wet perennial due to underground streams. In-situ bioremediation is being done to improve the water quality.
9	**Siraspur**	28°45'41.56"N 77° 8'11.38"E	North	(a)162 (14-10)/1.886ha	NOC given to DJB for rejuvenation.
10	**Tikri Khurd Lake**	28 50.110'N, 77 07.380'E	North	11//24 min., 25 min., 12//23, 16//1, 2, 3, 10 min., 17//4, 5, 6, 7, 14 min, 15 min.	NOC given to DJB for rejuvenation.
11	**Avantika (H)** *District Park at Avantika, Rohini (A), Sector-1*	28°42'17.71" N, 77°5'39.95" E	North West	1.922 ha	NOC given to DJB for rejuvenation.
12	**Avantika (H)** *District Park at Avantika, Rohini (B), Sector-1*	28°42'17.71" N, 77°5'39.95" E	North West	3.8745ha	NOC given to DJB for rejuvenation.
13	**Bhalswa Lake**	28°44.494'N 77°10.318'E	North West	LAKE 112.68 Acre (45.6ha.)	NOC given to DJB for rejuvenation.
14	**Bhalswa (H) Jahangirpuri, Behind Sanjay Enclave**	28.7351 "N 77.1608 "E	North West	2.162 ha	This is a dry water body & source of water is rainwater. The water body acts as recharge basin during rainy season. Slopes of surrounding area are being improved towards the pond to enhance the rainwater recharge. To make sustained flow of water a wet land based STP of 250 KLD capacity has been planned.
15	**Swaran Jayanti Park**	28° 43' 13.191" N 77° 7' 5.162" E	North West	1ha	For sustained availability of water in the water body, an 1 (one) MLD constructed wetland based STP has been installed.
16	**District Park 100 hact.** *(formal Garden, Swarn Jayanti Park, Sec-10, Rohini)*	28° 43' 36.211" N 77° 7' 5.554" E	North West	0.7ha	For sustained availability of water in the water body, an 1 (one) MLD constructed wetland based STP has been installed.

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17	**District Park 100 hact.** *(Informal Garden, Swarn Jayanti Park, Sec-10, Rohini)*	28°43'34.91364" N, 77°7'5.83572" E	North West	1.922 ha	For sustained availability of water in the water body, an 1 (one) MLD constructed wetland based STP has been installed.
18	**District Park** *(at Sector-20, Rohini (Phase-3)*	28°42'23.12" N, 77°4'17.49" E	North West	0.327 ha	
19	**NHP No. 3 at Sector 23, Rohini (Jheel Wala Park)**	28°43'26.02" N, 77°4'53.05" E	North West	0.04 ha	In-situ Bio-remediation of water has been carried out. To make the sustained flow of water into the lake, a 50 KLD STP has also been installed.
20	**Dhir pur F/74**	28° 43' 20.418" N 77° 12' 32.929" E	North West	(a) 293,296,297, 299,300,301, 302,303,322, 355,356 total=7.0 acre (2.823ha)	Water body is developed and is partially wet. It is fed by rainwater at present. To make the sustained flow of water available, STP of 10KLD capacity has been planned. 10 KLD STP is in tendering stage.
21	**Mangol pur kalan F/90** *(Park and Pond Area, Sector-3, Rohini)*	28° 41.772'N 77° 06.512'E	North West	(b)28//4/1min, 2min,6,7min /1.8729ha	
22	**Mangol pur khurd F/74,89 (Awantika)**	28° 42' 20.438" N 77° 5' 33.825" E	North West	(a)18 (5-12), 19(6-13),21(3-14), 22(4-14),23(3-0), 74(4-6), 75(1-14), 76(2-11), 77(5-5), 78(3-4), 79(2-2),80(2-13), 81(2-19), 83(1-3), 88(2-1) /6.837ha	NOC given to DJB for rejuvenation.

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23	**Pooth Kalan (Park & Sardar Patel Lake)**	28° 42' 58.704" N 77° 4' 30.132" E	North West	(a)30//24(4-9) 25(4-16) 41//4/2(0-14) 5(4-2) 42//1(4-16) 2(4-16) /3.09ha	Area of the lake is about 4.60 Acres. Waterbody is wet. At present 5' depth of water is available in this water body. Source of water is rain-water. To make the sustained flow of water available, a wetland based wastewater treatment plant of 100 KLD has been planned.
24	**District Park Pitampura**	28.70° N 77.14° E	North West	4.04 ha	A dry Water body having area 4.04 ha is fully developed. Railing around water body is completed. Provision wetland based 250 KLD STP is in progress.
25	**District Park, Harsh Vihar, Pitampura**	28.69170° N 77.133380° E	North West	2.47 acre	A Wastewater Treatment Plant of 60 KLD capacity has been installed.
26	**Rithala F/89** *(Park and Water Body at Rithala, Sector-5)*	28° 42' 57.067" N 77° 6' 6.136" E	North West	(a)672&673 (75-2) 1.444 ha	NOC given to DJB for rejuvenation.
27	**Shalimar F/79 Sahipur Johar**		North West		NOC given to DJB for rejuvenation.
28	**Chirag delhi F/66**	28° 32' 35.662" N 77° 13' 12.964" E	South	(a)196(2-2)/0.294ha	NOC given to DJB for rejuvenation.
29	**Hauz Khas**	28° 33' 10.886" N 77° 11' 32.597" E	South	K.No. 150-158 Area: 142.35 Ha	The existing inflow of water from the Sanjay Van drain required treatment, which is being done through, in situ treatment methods viz. bio-remediation and aerators.
30	**Hauz Khas** *(District Park at Hauz Khas)*	28° 33' 16.820" N 77° 11' 30.476" E	South	8ha	NOC given to DJB for rejuvenation.
31	**Katwaria sarai F/74**	28° 32' 17.086" N 77° 10' 49.099" E	South	(a)265(29-3)/3.9197ha	NOC given to DJB for rejuvenation.
32	**Khirki** *(Satpula Lake)*	28° 32' 2.932" N 77° 13' 25.298" E	South	(c)155 (135-11)	NOC given to DJB for rejuvenation.
33	**Ladha sarai F/74**	28° 30' 38.222" N 77° 11' 36.810" E	South	(a)3(8-13)/1.087Ha	NOC given to DJB for rejuvenation.

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34	**Ladha sarai F/75**	77°11'30.30"E 28°30'36.83"N	South	(b) 14 min (4-9)/0.011ha	NOC given to DJB for rejuvenation.
35	**Lado Sarai (Behind Ahinsa Sthal)**	28° 31' 16.692" N 77° 11' 27.016" E	South	(b)335min(2-0)/0.267ha	NOC given to DJB for rejuvenation.
36	**Mehrauli, Sanjay Van** *(M.P. Green Area at Sanjay Van)*	28° 31' 54.893" N 77° 10' 31.989" E	South		The existing inflow of water from the drain required treatment, which is being done by DJB through, in situ treatment methods viz. installation of floating wetlands, in-situ bio-remediation and aerators.
37	**Mehrauli (kishangarh) (Baba Adhrang Nath)**	28° 31.200'N 77° 09.724'E	South	(c)1220(13-3) (NEW) (OLD-2741,2026,167 5) /1.779ha	The water body having area of about 0.3 Acre is fully developed and is dry/intermittent. The source of water is only run off / rainwater interrupted from the main road. To rejuvenate the waterbody, it has been connected to the nearby STP treated waterline. In-situ bio-remediation has been planned for further treatment STP water.
38	**Mehrauli (kishangarh)**	77°11'13.64"E / 28°32'0.16"N	South	(i) **Old** 2321/1224 (1-5) **New** 537(2-10)	NOC given to DJB for rejuvenation.
39	**Mehrauli Complex, Phase-I**	28.51971° N 77.186° E	South	3.53 Ha	
40	**Saidabad**	77°17'18.29"E / 28°31'50.52"N	South		NOC given to DJB for rejuvenation.
41	**Shah pur jat**	28° 33' 4.044" N 77°12' 43.985" E	South	294 (5-11)/0.683ha	NOC given to DJB for rejuvenation.
42	**Smriti Van Lake (Vasant Kunj)**		South	661, 662, 663, 664, 689, 690, 691, 692, 697 to 700 min.	The existing inflow of water from the drain required treatment, which is being done by, in situ treatment methods viz. in-situ bio-remediation and aerators. DJB has been given NOC for installation of decentralized wetland based wastewater treatment plant, which is under construction.
43	**VASANT UDHYAN (OPPOSITE PVR PRIYA)**	28° 33.591'N, 77° 09.970'E	South		Water body is dry and source of water is rainfall only. STP waterline has been laid to supply water in the park. In-situ bio-remediation has also been planned to improve quality of water.

2033

44	**Vasant Vatika** ***Sector-C, Vasant Kunj***	28°32'3'' N, 77°8'46" E	South	0.43 Ha	Water body is dry and source of water is rainfall only. STP waterline has been laid to supply water in the park. In-situ bio-remediation has been planned to improve quality of water.
45	**Bahapur** *(M/o M.P. Green Area, Maa Anandmai Marg)*	28° 32' 55.392" N 77° 15' 41.760" E	South East	(c) 630/2 (18- 9)/2.528ha	The water body has been taken up for rejuvenation. The water body at present is receiving water from nearby drain which is contaminated with sewage. Construction of 250 KLD constructed wetland is under Progress.
46	**Aastha Kunj Ph-I ll 11nd lll (Distt. Park, Kalkaji i/c park around Kalkaji Temple) Garhi jharia maria F/66**	28° 33' 16.382" N 77° 14' 50.610" E	South East		1 MLD Wastewater treatment plant is being planned to rejuvenate the wetland.
47	**Ashoka Park, New Friends Colony**	28.569947 77.276729	South East	0.3ha	STP treated water from DJB Okhla Plant is being used to fill up the lake. A polishing unit of 50 KLD capacity has been installed for polishing the STP treated effluents. The works of landscaping, provision of railing around water body and installation of fountain have also been carried out.
48	**Tughlakabad**	28.5070955 "N 77.2672918 "E	South East	0.55 Ha	Rainwater accumulates in water body from the sub-terrain. A decentralized wetland based wastewater treatment plant from sewer line to water body is in planning stage. Landscaping work and provision of railing has also been planned around the water body.
49	**Dwarka** *(Water Body at Central Nursery, Sector-5)*	28°35'37" N, 77°3'25" E	South West	0.16 ha	Water body has been made functional by de-silting. Treated effluent from STP is being discharged in to the water body. To further improve the quality of treated effluent, a constructed wetland around water body has been constructed and aerators have been installed in the water body.
50	**Nasirpur F/02**	28° 35' 45.110" N 77° 5' 37.445" E	South West	612(13-19)/1.764ha	NOC given to DJB for rejuvenation.
51	**Nasirpur F/03**	28° 35' 50.558" N 77° 5' 23.043" E	South West	111(0-4)/0.005ha	NOC given to DJB for rejuvenation.
52	**Nasirpur F/06**	28° 35' 54.238" N 77° 5' 13.338" E	South West	K.No. 109 Area: 0.6782ha	NOC given to DJB for rejuvenation.

2034

53	**Pochan Pur**	28° 33' 47.020" N 77° 2' 59.429" E	South West	34(7-6)/1.036Ha	A STP of 50KLD has been installed to fill the water body. However, there is no retention of water in it due to high percolation rate. Repair to damage retaining wall around the waterbody has been done.
54	**Water Body at Sector-23, Dwarka**	28°35'58" N, 77°2'58" E	South West	0.60 ha	STP has been commissioned and water is being added to the water body. Broken fencing repaired & existing wetland based STP has been made functional.
55	**Garhi peeran F/89 @ Peeragarhi** *(Park and Lake at District Park, Paschim Vihar)*	28° 40' 19.386" N 77° 5' 43.872" E	West	1.47ha	Water body is wet and it is properly maintained. Treated effluent from Keshopur STP of DJB is being discharged into the waterbody.
56	**Madi pur F/74** (Park and Lake at Bhagwati Talab, Madipur)	28° 40' 9.021" N 77° 7' 18.466" E	West	1298(23-2)/3.1ha	Water body is wet and fully developed. 100 KLD STP has been installed to fill the lake. In-situ bio-remediation has been planned to improve the quality of water.
57	**Madi pur F/75** *(Park and Lake at Madipur Village)*	28° 40' 10.814" N 77° 7' 21.134" E	West	K.No. 1300 Area: 0.829ha	NOC given to DJB for rejuvenation.
58	**Tihar Lake**	28° 37' 52.537" N 77° 6' 19.312" E	West	1533(92-18)/3.05ha	NOC given to DJB for rejuvenation.
59	**Shahbad Mohd.Pur F/03**	28° 33.374' N 77° 04.051' E	New Delhi	1/72(28-17)/3.268	NOC given to DJB for rejuvenation.
60	**Shahbad Mohd.Pur F/04**	28° 33' 20.631" N 77° 4' 10.107" E 28° 33.324' N 77° 04.129' E	New Delhi	1/535(31-6)/4.168	NOC given to DJB for rejuvenation.
61	**Todapur**	28°37.334'N, 77°09.572'E	New Delhi	114 (8-13)/1.087ha	NOC given to DJB for rejuvenation.
62	**Todapur**	28°37.695'N, 77°09.946'E	New Delhi	142-143-145 (3-3)/0.441Ha	NOC given to DJB for rejuvenation.
63	**Todapur**	28°37.812'N, 77°10.055'E	New Delhi		NOC given to DJB for rejuvenation.
64	**Dhaula Kuan** *(Kitchner Lake)*	28°35'27.61"N 77° 9'43.56"E	Central	15000 sq. mtrs. K.No. 562/181 (Min) /5.89 Ha	The water body has been developed as recharge basins for storm water runoff from nearby box drain and there is huge inflow of water during this rainy season In-situ bio-remediation has been planned to improve the quality of water.

ANNEXURE R-17

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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

\+ CONT.CAS(C) 1149/2022 & CM APPL. 26421/2023
CM APPL. 44853/2023, CM APPL. 6403/2024, CM APPL. 6406/2024
CM APPL. 7979/2024, CM APPL. 7980/2024, CM APPL. 22099/2024
CM APPL. 26203/2024, CM APPL. 29795/2024, CM APPL. 29796/2024
CM APPL. 32242/2024, CM APPL. 32897/2024, CM APPL. 32898/2024
CM APPL. 37645/2024, CM APPL. 44009/2024, CM APPL. 44143/2024
CM APPL. 45986/2024, CM APPL. 46221/2024, CM APPL. 47590/2024
CM APPL. 51019/2024, CM APPL. 51020/2024, CM APPL. 53808/2024
CM APPL. 53844/2024, CM APPL. 53949/2024, CM APPL. 57042/2024
CM APPL. 57162/2024, CM APPL. 57215/2024, CM APPL. 62212/2024
CM APPL. 62487/2024, CM APPL. 63373/2024, CM APPL. 63375/2024
CM APPL. 65260/2024, CM APPL. 67188/2024, CM APPL. 67527/2024
CM APPL. 68217/2024, CM APPL. 69803/2024 & CM APPL. 69804/2024

BHAVREEN KANDHARI

.....Petitioner

Through: Mr. Aditya N. Prasad and Mr. Pratyush Jain, Advs.
Mr. Gautam Narayan, Ms. Prabhsahay Kaur, Ms. Asmita Singh, Mr. Satyakam, *Amicus Curiae*
Mr. Tushar Nair, Mr. Punishk Handa,
Mr. Anirudh Anand, Advs

versus

SHRI C. D. SINGH AND ORS.

.....Respondent

Through: Mr. Sameer Vashisht, ASC
Mr. Satyakam, ASC
Mr. Sanjay Katyal, Adv.
Ms. Mehak Nakra, ASC
Mr. Ahluwalia, Adv

CORAM:
HON'BLE MR. JUSTICE JASMEET SINGH

O R D E R

% 06.12.2024

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CONT.CAS(C) 1149/2022

1. Since Mr. Gautam Narayan, learned *Amicus Curiae* has been designated as a Senior Advocate of this Court, while he will continue to assist the court as *Amicus Curiae*, but on account of his busy schedule, Ms. Ashmita Singh and Mr. Satyakam, learned counsels are requested to assist this Court as *Amici Curiae* in the present matter and other connected proceedings pertaining to protection of trees.
2. List on 10.01.2025.

CM APPL. 29795/2024 & CM APPL. 29796/2024

3. Mr. Katyal, learned counsel for the respondent states that the Department will take the *Amici Curiae* to show them the state of 53 transplanted trees as well as the compensatory plantation of 1400 trees and their status as well as their health.
4. Let the photographs of the same be place on record.
5. With consent, Mr. Saurav, Forest Officer of NCRTC (Mob: 9958941470) will go with Mr. Satyakam, learned *Amicus Curiae* tomorrow, i.e. 07.12.2024 at 11 a.m., along with a Tree Officer who will accompany them. One Range Officer shall also accompany them.
6. List on 13.12.2024.

CM APPL. 52907/2024 & CM APPL. 52908/2024

7. These are applications seeking directions to the Deputy Conservator of Forest to conduct an inspection *qua* removal and felling of trees in Khasra No. 1230/2 measuring 6 bighas and 7 biswa.
8. As per the report of the DCF (South), in paragraph 6 it is stated that there were a total number of 23 trees present at the site, out of which 19 trees are healthy, 1 tree has fallen, which was rehabilitated, and 3

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number of trees have dried out.

9. The number of healthy trees as recorded in the order dated 04.10.2024, remains the same.

10. Mr. Ahluwalia, learned counsel, on instructions, states that the owner of the property shall ensure that all 19 trees are kept healthy and alive and the 1 rehabilitated tree shall be kept in good condition.

11. In view of the above, the applications are disposed of in the aforesaid terms.

CM APPL. 57162/2024, CM APPL. 47590/2024, CM APPL. 7979/2024, CM APPL. 7980/2024, CM APPL. 37645/2024, CM APPL. 53949/2024, CM APPL. 62212/2024, CM APPL. 67527/2024, CM APPL. 67188/2024, CM APPL. 44143/2024, CM APPL. 69803/2024 & CM APPL. 69804/2024

12. List on 13.12.2024.

JASMEET SINGH, J

DECEMBER 6, 2024 / akc / (MS)

Click here to check corrigendum, if any

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2038

VAKALATNAMA

BEFORE NATIONAL GREEN TRIBUNAL, PRINCIPAL BENCH NEW DELHI
Appeal No. 19/2025

In the matter of:

Rajeev Ranjan ...Appellant

Versus

Ministry of Environment, Forest and Climate Change and Ors. Respondents

KNOW ALL to whom these present shall come, I, Rakesh Kumar Sharma S/o Late Sh. Hari Shankar Sharma R/o 137 Jor Bagh, Lodi Road, New Delhi 110003, the Partner of M/S RR Texnit, Respondent no.3, do hereby appoint

RAHUL KHURANA Adv & HASIL JAIN Adv
(D/2183/2008) (D/2880/2013)
Off: A-174A, Defence Colony, New Delhi-110024
9811894060, 7838707338 rkhuranalegal@gmail.com, advjain25@gmail.com



(herein after called the advocate/s) to be my/our Advocate in the above-noted caseauthori him:-

To act appear and plead in the above-noted case in this Court or in any otherCourt in which the same may be tried or heard and also in the appellate Court includingHigh Court subject to payment of fees separately for each court by me/us.



To sign file verify and present pleadings, appeals cross-objections or on review, revision, withdrawal, compromise or other petitions or affidavitsof may be deemed necessary or proper for the prosecution of thesaid case in

To file and take back documents including original documents, to a documents of opposite party.

To withdraw or compromise the said case or submit to arbitration any differences or disputes that may arise touching or in any manner relating to the said case.

To take execution proceedings.

To appoint and instruct any other Legal Practitioner, authorising him to exercise the power and authority hereby conferred upon the Advocate whenever he may think fit to do so and to sign the Power of Attorney on our behalf.

And I/we undertake that I/we or my/our duly authorised agent would appear inthe Court on all hearings and will inform the Advocates for appearance when the caseis called.

And I/we undersigned do hereby agree not to hold the advocate or his substitute responsible for the result of the said case.

And I/we the undersigned do hereby agree that in the event of the whole or part of the fee agreed by me/us to be paid to the advocate remaining unpaid he shall be entitled to withdraw from the prosecution of the said case until the same is paid up.The fee settled is only for the above case and above Court. I/we hereby agree that once the fee is paid. I/we will not be entitled for the refund of the same in any case whatsoever. If the case lasts for more than three years, the advocate shall be entitledfor additional fee equivalent to half of the agreed fee for every addition three years, orpart thereof.

IN WITNESS WHEREOF I/we do hereunto set my/our hand to these presentsthe contents of which have been understood by me/us on this

..... day October 2025

Accepted subject to the terms of fees.

Advocate Rkhurana

Client

For R R TEXKNIT LLP

Authorised Signatory