

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

PRINCIPAL BENCH, NEW DELHI

APPEAL NO. 15/2025

IN THE MATTER OF:

VASANT KUNJ RESIDENTS WELFARE

ASSOCIATION SECTOR-B, POCKET-I

... APPELLANT

VERSUS

MINISTRY OF ENVIRONMENT, FOREST

& CLIMATE CHANGE & ORS

...RESPONDENTS

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FILED BY:

NEW DELHI

DATED: 02.07.2025


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**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
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& CLIMATE CHANGE & ORS ...RESPONDENTS

**SHORT REPLY TO THE APPEAL FILED BY THE
APPELLANT ON BEHALF OF RESPONDENT NO. 6
NAMELY DEPARTMENT OF FOREST AND WILDLIFE,
GOVERNMENT OF NCT OF DELHI.**

MOST RESPECTFULLY SHOWETH:

1. At the outset, the answering Respondent denies each and every allegation, assertion, and submission made by the Appellant in the present Appeal, in so far as they pertain to the Department of Forest and Wildlife. It is submitted that the present Appeal is misconceived, devoid of merit, and appears to have been filed with the sole intention of obstructing the due discharge of statutory duties by the answering Respondent.
2. It is submitted that the Appellant has filed similar applications before various fora including the Hon'ble

Supreme Court, the Hon'ble Delhi High Court, and the Central Empowered Committee (CEC). The issues raised in the present appeal stand conclusively adjudicated by the CEC. The Appellant's conduct is thus indulging in forum shopping and abusing the process of law and the machinery of this Hon'ble Tribunal.

3. The CEC, constituted by the Hon'ble Supreme Court in W.P. (C) Nos. 202/1995 and 171/1996, has already considered the matter in Application No. 1587/2024 filed by Shri Rajeev Ranjan, a member of the Appellant RWA. A meeting was held on 27.11.2024 in the said application, wherein multiple issues concerning the project in question were discussed. A site visit was undertaken on 03.01.2025 in the presence of members of the CEC, officials from the MoEFCC, DDA, the Forest Department, and the Applicant and the matter is under continuous monitoring by the CEC.
4. It is submitted that the Department of Forest and Wildlife, GNCTD was directed to furnish detailed reports with respect to the status of land, including its classification as Morphological Ridge, Reserved Forest or Protected Forest, and whether any vegetation or trees had been removed. The Forest Department duly complied with these

directions and submitted multiple reports, including clarifications regarding initial inspection inconsistencies. These reports are annexed to the report and were duly considered by the CEC. The answering respondent submitted a list of trees along with the report dated 06.12.2024 wherein it was disclosed that a total of 23 trees were present at the site, out of which 19 were healthy and upright, 01 was a rehabilitated fallen tree, and 03 were dried-out. It was further informed that the proposed project did not envisage felling/ translocation of any tree.

5. That the Ridge Management Board, by way of its letter dated 24.03.2025, submitted before the CEC that, in light of the Hon'ble Supreme Court's restraint imposed on the Board from clearing any project in Ridge Forest areas without specific permission from the Hon'ble Supreme Court, it would not express any opinion in the matter.
6. That the CEC Report No. 25 of 2025, filed before the Hon'ble Supreme Court, recommended that although 4553 sq.m. of the subject land does fall within the Morphological Ridge area, the land is not part of the Notified Ridge or Reserved/Protected Forest. The CEC, after detailed scrutiny and site visits, recommended that.

the construction may be permitted subject to certain stringent environmental and ecological conditions, and subject to the approval by the Hon'ble Supreme Court. As part of recommendations, the CEC also *inter-alia* directed in para 18 of the report that,

“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.”

Copy of the CEC Report dated 14.05.2025 is annexed hereto as **Annexure-R-5/1**.

7. That these developments reflect the ongoing adjudication and active oversight by competent authority and by the Hon'ble Supreme Court. The Appellant's present attempt to agitate identical issues before this Hon'ble Tribunal is thus an abuse of process and is liable to be rejected.
8. That the Hon'ble Delhi High Court, in Contempt Petition No. 1149/2022 titled *Bhavreen Kandhari v. C.D. Singh*,

also adjudicated similar issues *vide* order dated 06.12.2024 (annexed as Annexure A-9 with the appeal).

9. That the Appellant has sought to re-litigate the same grievances through multiple proceedings, including CM Application No. 5956/2025 in Contempt Petition No. 1149/2022 pending before the Hon'ble Delhi High Court, making false and baseless allegations that there were discrepancies in the status reports submitted by the answering Respondent. Copy of the said application is annexed hereto as **Annexure R-5/2**.
10. That the Hon'ble Delhi High Court issued notice on CM Applications No. 52907/2024 and 52908/2024 filed by the Appellant *vide* order dated 10.09.2024.
11. That the Hon'ble High Court directed that no tree shall be cut without permission of the Deputy Conservator of Forests and ordered the SHO, PS Vasant Kunj, to ensure compliance. Directions were also issued for submission of a status report by the answering Respondent.
12. That in compliance, the answering Respondent submitted a status report on 19.09.2024 (Diary No. 3953199/2024).

13. That on 04.10.2024, despite the presence of this status report, a fresh status report was directed to be filed by the Hon'ble High Court due to objections raised by M/s Texknit LLP.
14. That the second status report was filed in compliance of the order dated 04.10.2024. Both reports were placed on record. The Hon'ble High Court adjudicated all issues raised by the Appellant *vide* final order dated 06.12.2024, copy whereof is annexed hereto as **Annexure R-5/3**.
15. That dissatisfied with the outcome, the Appellant approached the Hon'ble Supreme Court and filed Contempt Petition (Diary No. 57901/2024) in W.P. (C) No. 4677/1985 (*M.C. Mehta v. UOI & Ors.*), raising identical issues.
16. That the Appellant also filed an application for recall of the above order dated 06.12.2024, being C.M. No. 5956/2025 in Contempt Case (C) No. 1149/2022, which is pending before the Hon'ble Delhi High Court. The answering Respondent has already filed a reply, copy of which is annexed hereto as **Annexure R-5/4**.
17. That the answering Respondent has no role or *locus* in granting permissions related to the project in question.

Further, the allegations made against the answering Respondent have already been agitated repeatedly before other fora and have been dealt with, as afore-said. However, without prejudice, the answering Respondent specifically denies all allegations made in the Appeal, particularly those in Paragraphs 6.6 to 6.15 and 7.22 to 7.23, and 7.46 except those which are matters of record. The allegation of suppression or fraud as alleged or otherwise or at all is emphatically denied.

18. That the name of the answering Respondent ought to be deleted from the array of parties, as no relief has been sought against it, nor does it play any relevant role in the controversy.

19. That the present Appeal is therefore wholly misconceived, replete with misrepresentations and deserves to be dismissed with costs.

PRAYER

In view of the above submissions, it is respectfully prayed that this Hon'ble Tribunal may be pleased to:

a) Dismiss the present Appeal as misconceived and devoid of merit;

- b) Delete the name of the answering Respondent from the array of parties;
- c) Award exemplary costs against the Appellant for indulging in forum shopping and abuse of the process of law;
- d) pass such other or further orders as this Hon'ble Tribunal may deem fit in the interests of justice.


RESPONDENT NO. 6

THROUGH


JYOTI MENDIRATTA
Standing Counsel, GNCTD

DATED: 02.07.2025

NEW DELHI

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

APPEAL NO. 15/2025

IN THE MATTER OF:

VASANT KUNJ RESIDENTS WELFARE
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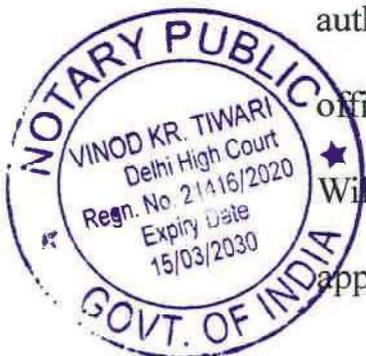
VERSUS

MINISTRY OF ENVIRONMENT, FOREST
& CLIMATE CHANGE & ORS ...RESPONDENTS

AFFIDAVIT

I, Vipul Pandey, S/o Shri. Gajadhar Pandey, aged 35 years, posted as the Deputy Conservator of Forests, (South Forest Division), Department of Forests and Wildlife, GNCTD, having its office at Asola Bhati Wildlife Sanctuary, Near Dr. Karni Singh Shooting Range, Tughlaqabad, Delhi-110044, do hereby solemnly affirm and declare as under: -

1. That I am well conversant with the facts and the circumstances of the present case and as such am duly authorized and competent to swear the present reply in my official capacity on behalf of the Department of Forests & Wildlife, GNCTD arrayed as Respondent No. 06 in this appeal.



2. That the accompanying reply has been drafted by the counsel upon my instruction, the contents of the same may be read as a part and parcel of this affidavit; and further, I state that, the contents thereof are true and correct to the best of my knowledge and same are based on the record of the case maintained by the Department of Forests & Wildlife, GNCTD except the legal submissions made therein which are believed to be true and correct.

[Signature]
DEPONENT

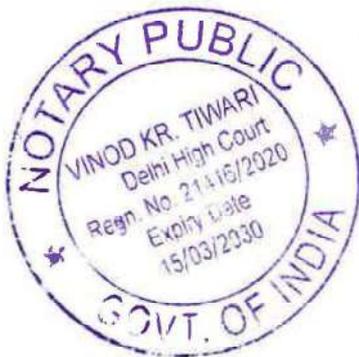
I identify the Deponent who has signed/put thumb impression in my presence

VERIFICATION

I, the above named deponent do hereby verify and declare that the contents of the reply are true and correct to the best of my knowledge and belief. No part of it is false and nothing material has been concealed therein.

Verified at New Delhi, this _____ day of July, 2025.

02 JUL 2025



[Signature]
DEPONENT

CERTIFIED THAT THE CONTENTS EXPLAINED TO THE DEPONENT EXECUTANT WHO IS SEEMED PERFECTLY TO UNDERSTAND AFFIRMED & DEPOSED BEFORE ME AT NEW DELHI.

Adv. Jyoti Mahal
IDENTIFY THE EXECUTANT DEPONENT WHO HAS SIGNED IN MY PRESENCE
VINOD KUMAR TIWARI, Adv. a. Reg No. 21416/2020
NOTARY PUBLIC (NEW DELHI)

69
[Signature]

02 JUL 2025

ANNEXURE R-5/1

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

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, Vasant 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):**

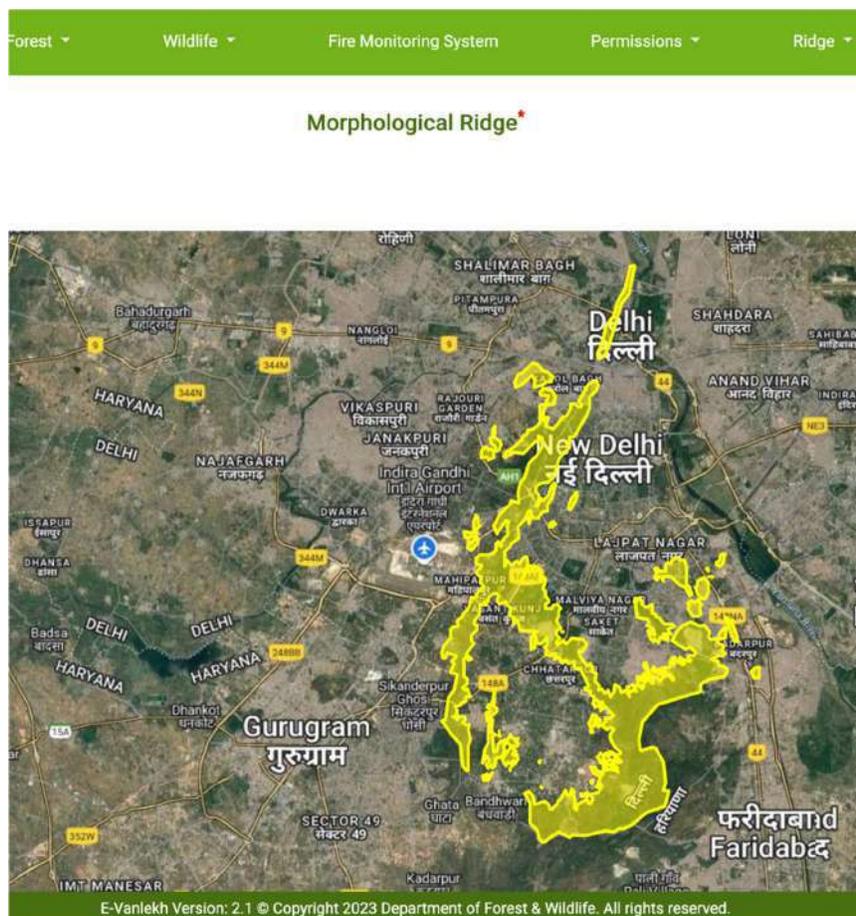
With respect to Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Delhi, the Land Acquisition Collector (South) vide Letter dated 22.02.2024 has confirmed the fact that the said land is free from any kind of acquisition. A copy of the Letter of the Land Acquisition Collector (South) dated 22.02.2024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

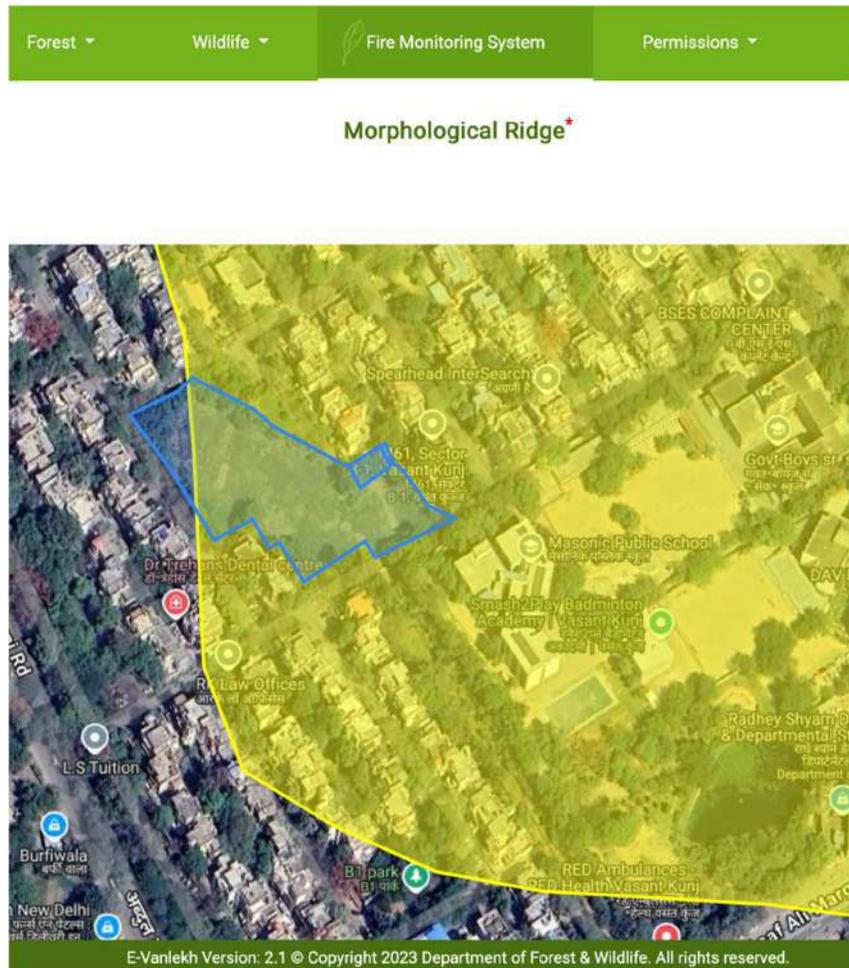
STATUS OF THE SUBJECT LAND VIS-À-VIS MORPHOLOGICAL RANGE

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 Committee 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 :

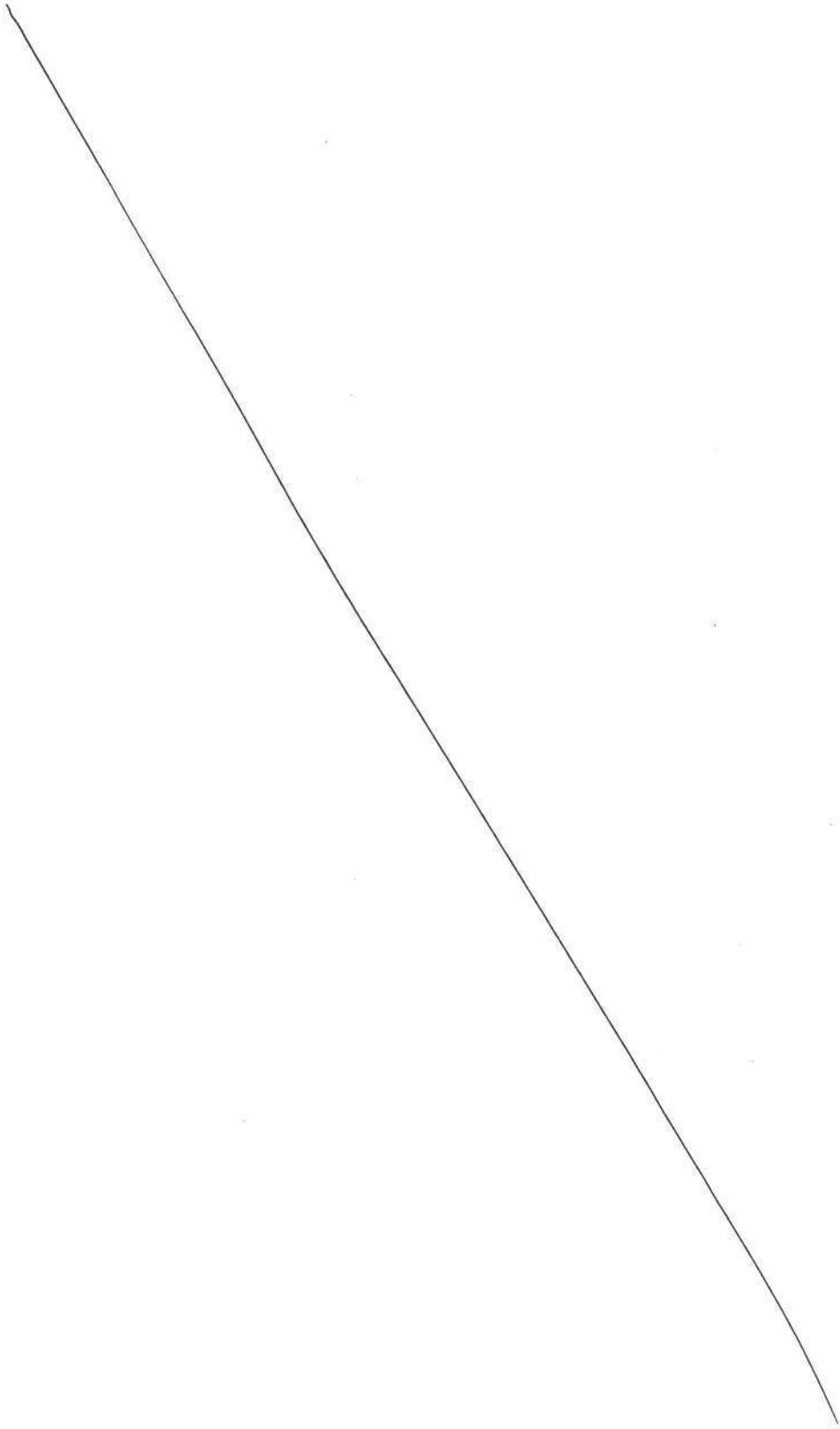
- a) As per the extant norms/rules, the M/s RR Texknit LLP shall deposit 5% of the sanctioned project cost with the Ridge Management Board Fund and which, under the close supervision and direction of the Ridge Management Board, shall be used by the Delhi Forest Department for tree plantation, conservation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



ANNEXURE R-1

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

23

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

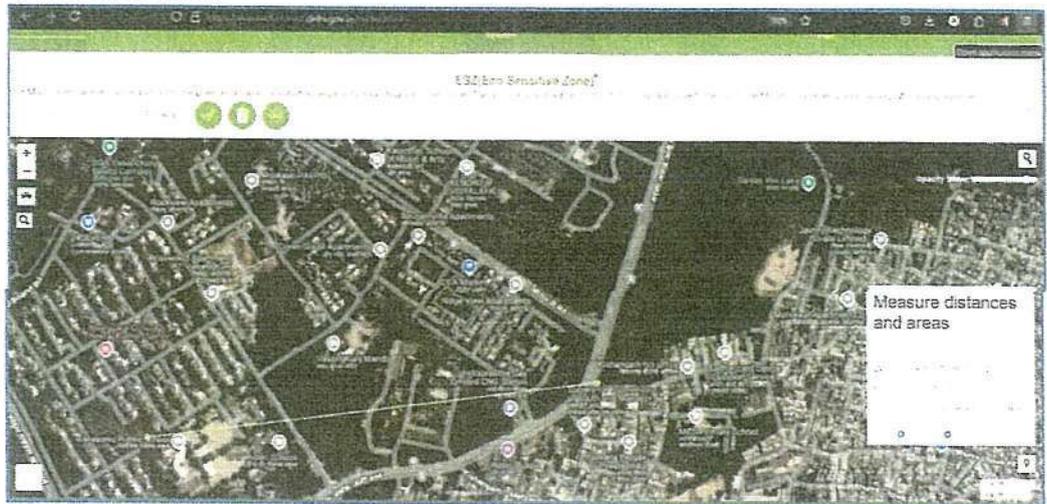
Sir

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.



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/morocho.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 VanForest: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.



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: -

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 <u>Morphological Ridge</u> 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 <u>Morphological Ridge</u> 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 <u>present land did indeed fall in the "extended ridge area"</u> . 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.

	<p><i>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 at the time of formation of contract.</i></p>
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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 brought before National Green Tribunal (Principal Bench, Delhi) via **Original Application (OA) No. 1171/2024 & IA No. 456/2024**. The matter is presently sub judice.

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 120 no. of trees standing in the area out of 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.

¹Source: 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

- 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)

F-3

Deed Number: 2024/1132 Book No: 1

Deed Related Details

Deed Name: Sale Deed 23(SALE WITHIN MC AREA)

District: South Sub-Division: Mehrauli Village: Mehrauli Category Of Locality: F

Property Description: Khasra Number: 12302 MB: UPIC Number: 19001511123700
 Area Of Property: Land Area In Acre: 0 Acre, Land Area In Bigha: 1 Bigha, Land Area In Bigha - 12 Bigha, Land Area In Bigha - 0 Bigha

Property Type: **Agriculture Land**

Money Related Details

Consideration Value: Rs. 15062500, Copying Fee: Rs 100, Exchange of Name fee: Rs. 1000, Registration Fee: Rs. 116906, Stamp Duty: Rs 3475075, Transfer Duty: Rs 4625425

This Document Of: Sale Deed

SALE WITHIN MC AREA

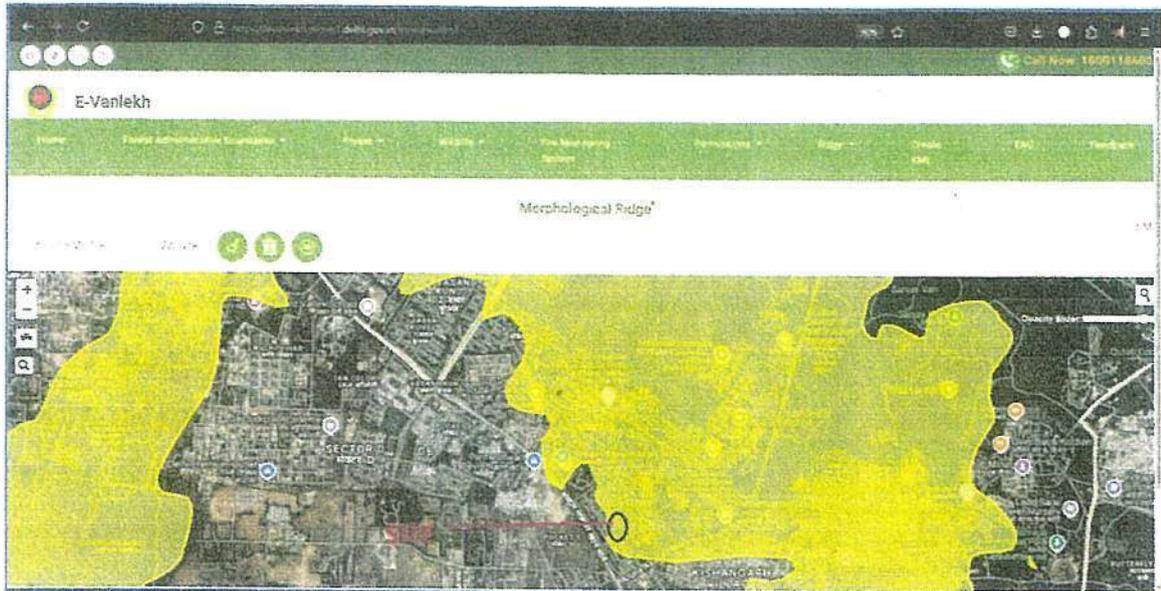
Presented by: SH/Smt

S/o, W/o
S/S
BRO
HARI HLOOR,
SHANKAR SINGH
SHARMA SONY
S/O,
S/O

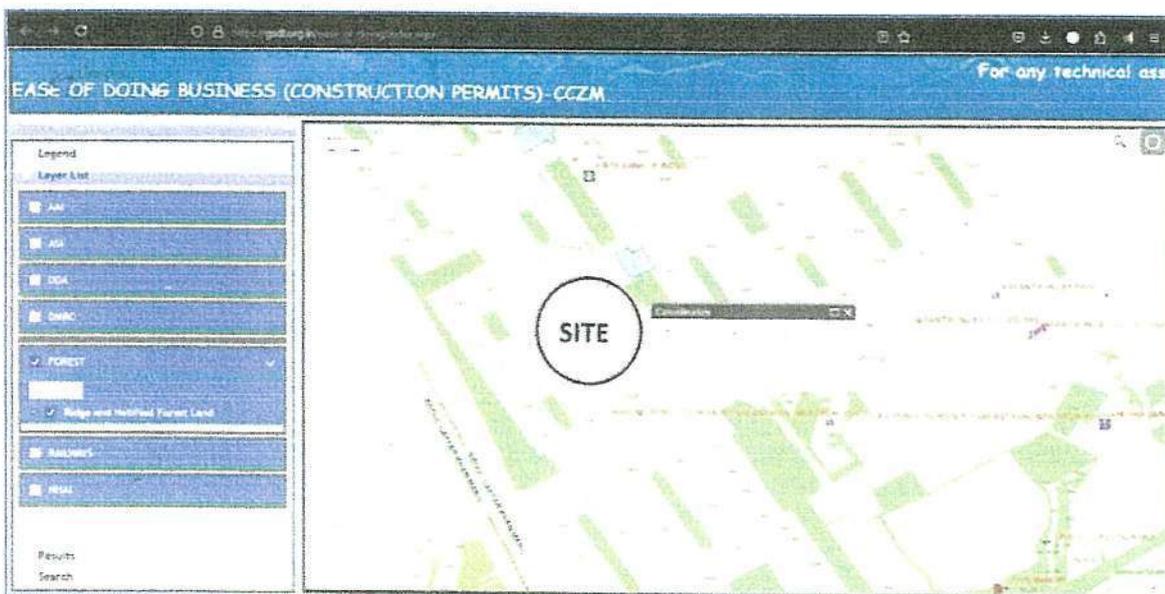
R/R TEJASWATI THRU RAJESH KUMAR SHARMA

The Office Of Sub-Registrar, Delhi this 15-04-2024 03:00:37 day Thursday between the hours of

Registrar/Sub Registrar
15/04/2024



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

<p>UID No. PE252681-C-03</p> <p>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</p> <p>By M/s R R Texknit LLP</p>		<p>Monitoring Season : 03.06.2024 - 08.06.2024</p> <p>Laboratory Assigned: Perfact Researchers Pvt Ltd</p> <p>Type of project - Greenfield Project</p> <p>Report Prepared for: EC Appraisal</p> <p>Site Address - Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Part of Revenue Estate of Village Mehrauli, New Delhi</p> <p>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- Mohindrapatwal1967@yahoo.co.in</p> <p>Environmental Consultant Perfact Enviro Solutions Pvt. Ltd. (PESPL) NABET Registered List of Accredited Consultant Organisations NABET EIA 2025 RA 0284 (Rev 01) & valid upto 26 November 2025 Registered Address - 5th Floor, Sector 3, Rohini, New Delhi- 110085 Email- info@perfactgroup.in Website- www.perfactgroup.com Phone- +91-11-49251360</p>
		
<p>Cost of Project - Rs. 145.0 Crores Category - B, Activity S(a), Sector - 38 Total Plot Area - 5353.61 m² Built-Up Area - 25,650.0 m²</p>		

18

32

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



08

33

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)



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-Vanlekh 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 current 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.

02

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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.

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

F-1(14)/2019/MP/ 23

Date: 10.01.2020

Subject: Minutes of the 11th Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.

The 11th Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of Vt. DDA on 23.12.2019. 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.

(Rajesh Kumar Jain)
Director (PIg) Master Plan

To

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. EC Commissioner (Housing)
- 4. EC Commissioner (LM)
- 5. EC Commissioner (LP)
- 6. EC Commissioner (PRL)
- 7. Chief Planner (CP)
- 8. Chief Architect (HQP) DDA
- 9. Chief Architect (HQB)
- 10. Chief Engineer (Housing Development) DDA
- 11. Chief Engineer (HQP) DDA
- 12. Chief Engineer (HQB) DDA
- 13. Chief Engineer (HQA) DDA
- 14. Secretary, DDA
- 15. Chief Officer (Finance) DDA (NPM) (HQP)
- 16. Chief Officer (HQP) (HQB) (HQA) (HQA)
- 17. Chief Officer (HQB) (HQA) (HQA)
- 18. Chief Officer (HQA) (HQA) (HQA)
- 19. Chief Officer (HQA) (HQA) (HQA)

09

ANNEXURE 1

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. Dy. Commissioner (Housing) DDA
- 4. Dy. Commissioner (LD)
- 5. Commissioner (P&E)
- 6. Addl. Commissioner (Landscape)
- 7. Addl. Commissioner (P&E) - III
- 8. Addl. Chief Architect, VI Sect.
- 9. Dy. Secy. (P&E) MP
- 10. Dy. Director (P&E) MP & DC

OTHER ORGANIZATIONS

- 1. Ex. Engineer (B) H&E
- 2. Town Planner, EP Deptt., EMD
- 3. Asst. Architect, Deptt. S&H/CP&WD
- 4. Town & Country Planner, CP&WD
- 5. Architect, IITAC
- 6. Ex. Engineer, I&E, IITAC

LATE C/M TABLE 14.

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-I, 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 in the Eastern Side and 75 M road R/W in the Southern Side. The plot JMD reference forms an integral part of this pocket. Therefore, as per MRD, the entire pocket alongwith plot under reference qualifies for Group Housing.
- (ii) On the basis of the above report submitted by Dy. Director (M) south west zone - Khalsa No. 1230C, 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/EP dated 04.07.2018 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 (MPL) - 2016 before the sanction of the Building Plan by South DMC.
- (iv) South DMC shall verify the area of the Khalsa No. 1230C, Village Mehrauli its location, configuration, dimensions etc. from the concerned Revenue Department or Govt. of NCT of Delhi/District Municipal Corporation.
- (v) South DMC shall file all applicable returns.

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 Declaration to DDA stating that DDA shall not be party to the statutory proceedings at any stage with regard to location, shape, size and ownership of the plot. The owner subsequently submitted Intentional Deed vide letter dated 16.09.2019 and deposited an amount of Rs. 21,000/- (Twenty One thousand) as processing fees @ Rs. 10,000/- (Ten thousand) Only per A/c subject to approval by the Ministry of Housing and Urban Affairs. The payment was duly verified by Dy. CAO (P) DDA dated 05.10.2019.

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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 be 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 2 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, dimensions etc. may be taken at 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 at 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 location, configuration, location, configuration, dimensions etc. to be done by the DDA with the Revenue Department. As such location, configuration, dimensions etc. to be super-imposed along with the Khastias in the modified layout plan which may be done by the DDA.

2.4 Sr. Architect (South Zone) vide letter No. FPA/Dir/Pg (Narela/2019/319) 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 Part B-1. Sr. Architect (South Zone) vide note No. SA/SZ/HUPV/DDA/2014/SCM/D-35 dated 17.12.2019 provided the following comments:-

- (i) The private land under reference shall not be bounded by permanent physical barrier in the violation of SCM referred in the letter. The EWS and community services may be provided as per the provisions of MPE.
- (ii) In para 4.1 under Proposed it is mentioned that the plot under reference forms an integral part of the pocket. Therefore, as per MPE the entire pocket along with plot under reference qualifies for Group Housing. Therefore, proposed to treat it as an independent plot for Group Housing.
- (iii) The entire pocket at Sector B, Pocket B-1 is Group Housing Plot which is bounded by 24 M road R/W on the North and Western side, 45 M road R/W on the Eastern side and 18 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 agency drawings along with the Layout Plan of Sector B, Pocket B-1 and also the existing KRI No. 12302 Vasant Mehraula were forwarded to the Director (Pg) in the Layout Plan. In the Layout Plan the location of KRI No. 12302 is marked. As per Para 3 of Minutes of Meeting dated 19.07.2018 issued by Director (Pg) the documents pertaining to the location of KRI No. 12302 are to be sent to the Director, Revenue Deptt. (SA/2).
- (v) The issue is regarding permission to get 3 building. The statutory provisions of para 5.5 of the Regulations for enabling the planned development of privately owned lands are not applied. This issue is stated in para 4.3 of the a/p/letter.

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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)

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

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 these 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 relating 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 or 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)

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).

(Soft copy of Sale Deed submitted via 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 05.03.2021 AT 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.

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- 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 constituted under 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

- **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

**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. Nisheeth Saxena, 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. Smita Saxena, Sr. Architect, UP & DUHF, DDA
32.	Sh. Tanzil Ahmed, Asst. Director (Arch.), UP & DUHF, DDA

**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 (Meherauli) 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 (Meherauli) 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 (Meherauli) 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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DEPARTMENT OF FORESTS & WILDLIFE
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F.1(2497)/Legal/HQ/20-21/11841-54

Date: 07/03/2021

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, Sahoopur, Satbari and Saidulajab 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 (Meherauli) 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).

- 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)

DEPARTMENT OF FORESTS & WILDLIFE
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F.1(2497)/Legal/HQ/20-21/11163-76

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 (Meherauli) 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.

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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, Iajpat 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)

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-IIIDetails 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

Annexure-IVStatus 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.ACA-VSZ/HUPW/DDA/2019(4)/SCM/SDMG/D-02 dated 15/09/2019 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 redirected 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."

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.

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

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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.

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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 By-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, Vasant 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**.

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- 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):**

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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.

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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

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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



VIVEK GUPTA

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

Place: New Delhi
Filed On: 15.01.2025

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

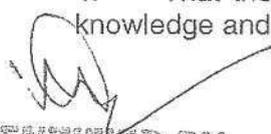
.... Applicant

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

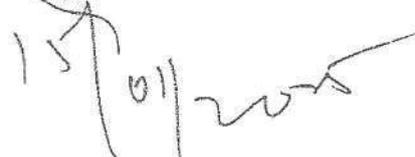
Verified at New Delhi on this 15th day of January, 2025 that the contents of this affidavit are true to the best of my knowledge and belief, no part of it is false and nothing has been concealed there from.



DEPONENT



ATTESTED
NOTARY PUBLIC
DELHI



Handwritten signature and date '15/01/2025' of the notary public.



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 Texkmit LLP
 E-5, 3rd Floor, South Extension Part-2, New Delhi, SOUTH WEST, DELHI, 110049
 Mohindrapatyall967@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 Texkmit 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 Texkmit 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 Texkmit LLP.
(viii) Name of Company/Organization	R R Texkmit LLP
(ix) Location of Project (District, State)	SOUTH WEST, DELHI
(x) Issuing Authority	MoEF&CC
(xi) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

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

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

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

- i. The proposal is regarding Fresh Environmental Clearance.
- ii. The project is proposed to be located at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Part of Revenue Estate of Village Mehrauli, New Delhi, and the Latitude of the project is 28°31'17.09"N & Longitude is 77° 9'34.98"E.
- iii. It is a Greenfield project and no construction activity has been undertaken at site yet.
- iv. Earlier, the proposal was considered during the 146th SEAC meeting held on 12.07.2024 & in the 147th SEAC meeting held on 25.07.2024 and it was recommended by SEAC for grant of EC to SEIAA. However, due to the temporary absence of the SEIAA, Delhi, this proposal was transferred to the Ministry for further necessary actions. Based on the above, this proposal is considered by the EAC.

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

vi. The details of the building are as follows:

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

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

- vii. During Construction Phase the total water requirement will be 25 KLD, out of which water required for the construction phase will be approx. 05 KLD which will be taken from treated water from Vasant Kunj STP. The Remaining 20 KLD will be taken from the tanker supply out of which 12 KLD will be used for domestic purposes & 08 KLD water will be used for Anti-smog Gun. Waste water of 6 KLD will be generated which will be treated in mobile STP. During the operational phase, total water requirement is expected to be 95 KLD and the same will be met by Delhi Jal Board. 57 KLD fresh water from Delhi Jal Board and 38 KLD Recycled Water from in-house STP will be reused. Wastewater generated of 74 KLD will be treated in STP of 110 KLD capacity. 67 KLD of treated wastewater will be generated out of which 38 KLD will be reused (28 KLD for flushing and 10 KLD for gardening). About 29 KLD will be reused in adjoining DDA park.
- viii. About 0.348 TPD solid wastes will be generated in the project. The biodegradable waste (0.209 TPD) will be processed in OWC and the non-biodegradable waste generated (0.139 TPD) will be handed over to authorized local vendors.
- ix. The total power requirement during the construction phase is 250 kVA and will be met from temporary connection & for the backup DG set of 1 x 125 kVA will be kept and total power requirement during operation phase will be 1022 KW, which will be sourced by BSES Rajdhani Power Limited. For power back up GG sets of 2 x 500 kVA will be installed that will be used during power failure only.
- x. Rainwater harvesting is proposed to recharge the groundwater through 5 no. of rainwater harvesting pits of 168 KLD capacity.
- xi. Parking facility for 290 ECS is proposed to be provided against the requirement of 227 ECS. (According to local norms).
- xii. Proposed energy saving measures would save about 18.30% of power and provision of Solar Panels of 102.2 KW i.e. 10% of Electrical load will be provided.
- xiii. Comparative analysis of existing/envison pollution load (in case of expansion) - Not Applicable, as it is a Greenfield project.
- xiv. Impact on air, water, noise, ecology of due to the project/activity will be minimized by proposed mitigation measures.
- xv. The project is not proposed to be located in a Critically Polluted area.
- xvi. The said project is not proposed to be located within 10 km of the Eco Sensitive Zone.
- xvii. No NBWL Clearance is required for the said project.
- xviii. No Forest Clearance is required for the said project.
- xix. A petition was filed by (W.P. (C) No. 11283/2024) by the RWA of B-1, Vasant Kunj for seeking revocation of the layout plan and sanction plan only on 14.08.2024. The said petition is pending before the Hon'ble Delhi High Court, however stay against construction of the project at above land was rejected/ declined vide Order dated 11.09.2024 with the observations that the Court is not inclined to pass any interim orders and in case the Court finds the construction of the project has been raised illegally or unauthorized, then the same shall be subjected to demolition.
- xx. Green belt development and Details of tree felling/transplantation - Total green area of 2,094.84 sq. m (39.7% of the plot area) will be provided. Approximately 11 no. of trees are present at the boundary of the site which will be retained. Additionally, 56 nos. of trees will be planted. No tree felling is involved in the project.
- xxi. No Construction work has been done at the project site & the same is stated in the Affidavit.
- xxii. The total cost of the project involved is Rs. 145 Crores.
- xxiii. Employment potential - Directly and indirectly total 170 no. of people will be engaged out of which 150 no. of laborers will be hired during construction phase and 20 no. of staff during operation phase.
- xxiv. Benefits of the project are given below:
- Social benefit:
 - a) The project will provide good quality, eco-friendly, safe and secured stay.
 - b) Generation of employment to approximately 150 no. of labor during the construction & approx. 20 no. in operation phase.
 - Environment benefits:
 - a) Energy efficient measures to reduce the requirement during the operation stage will be maintained which ultimately

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

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

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

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

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

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

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

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

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

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

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

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

Copy To

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

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Conditions

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

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

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

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including

S. No	EC Conditions
	protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke &

S. No	EC Conditions
	other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be

S. No	EC Conditions
	specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.

S. No	EC Conditions
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

S. No	EC Conditions
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

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

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

9.

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

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

S. No	EC Conditions
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Additional EC Conditions
N/A



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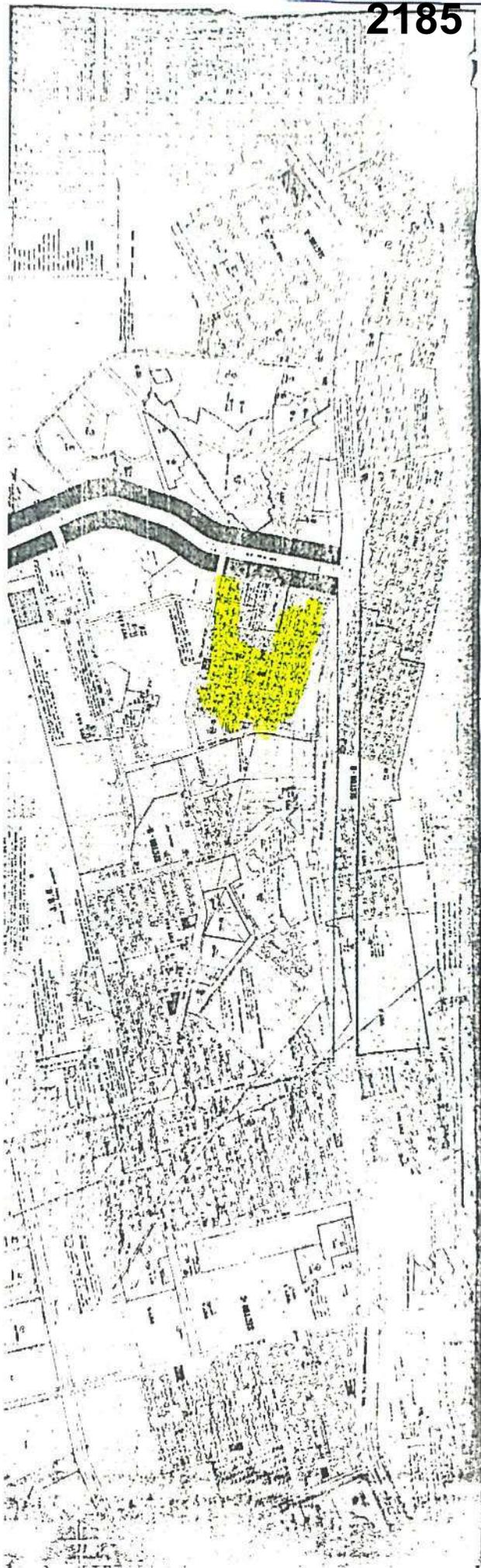
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Munna Kumar Shah
Date: 13-01-2025 12:10:07
Reason: Verified and
signed

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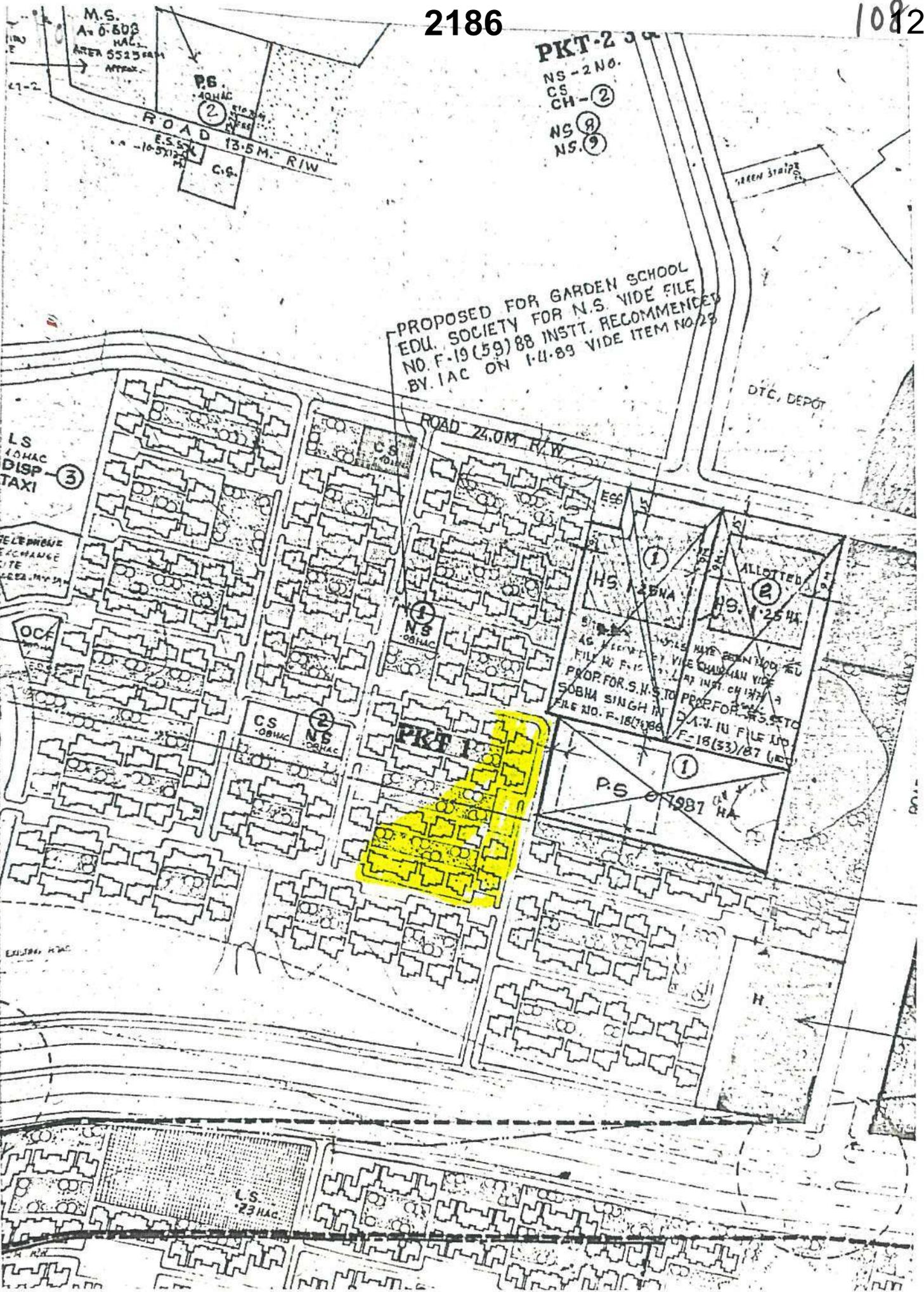
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ANNEXURE R-3



1987 LAYOUT PLAN MAP



PROPOSED FOR GARDEN SCHOOL
 EDU. SOCIETY FOR N.S. VIDE FILE
 NO. F-19(59)88 INSTT. RECOMMENDED
 BY IAC ON 1-4-89 VIDE ITEM NO.23

PKT-2
 NS-2 NO.
 CS
 CH-(2)
 NS (8)
 NS (9)

PKT-1

ALLOTTED (2)
 H9. 1-25 HA
 FILE NO. F-15...
 PROP. FOR S.H.S. TO PROP. FOR...
 SOBHA SINGH IN...
 FILE NO. F-18(33)/87 (10)

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HUPW o/c

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ANNEXURE R-4
(COLLY) abt

44: 2019

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AGENDA FOR SCREENING COMMITTEE MEETINGScreening Committee Meeting No. 368Item No. 44: 2019

File No: SA/SZ/HUPW/DDA/2014/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'.

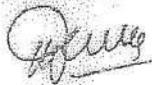
SYNOPSIS - Proposal is for incorporation of privately owned land, Khasra No. 1230/2 in the approved Layout Plan of SFS Housing at Sector -B, Pocket-1, Vasant Kunj New Delhi, in view of the case referred by Chief Engineer (HQ) South DMC and Notification No. S.O.3249(E) dated 4th July 2018 regarding 'The 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 5353.64 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 AT/MCD court vide Judgement dated 6.5.2010 and 7.12.2012, set aside the impugned resolution NO 502 dt 17/11/2008 of standing committee. (Refer Annexure-I)

(ii) The Hon'ble Advt. Session and District Judge in the matter of DDA vs Rakesh Mahajan & Others in Appeal No.04/13 ID No.02406C0061392013 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 Land (as per Annexure-III) were notified vide Notification No. S.O.3249(E) dated 4th July 2018.
- 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 I 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 04.07.2018 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.

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Date: 3.6.2019

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 2018. 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 Girdhar 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-VI)
- 3.4 Director(Plg.)/NP vide PA/Dir(Plg.) Narela/2018/24 dated 15.01.2019 & vide no. F15(12)2017-MP/Pt.-I/D-38 dated 18.2.2019 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 statutory 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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after verification
of land in the
July 2018

pg. 3/5
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- 3.6 The site under reference forms a part of the integrated layout plan of Pocket-1, Vasant Kunj. The Landuse of the plot is Residential. The plot is 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

Pg. 4/5 Date 3.8.2019

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	1) 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 (Pls) 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.

g.s.s. N. Mohan

N. Mohan
12-4-19
(Maenu Mehrol)
A.D. (Arch.)/SZ

Vijay Kumar Verma
(Vijay Kumar Verma)
D.D. (Arch)/SZ

Mohan Chandra
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: *Mohan Chandra*
Name: Mohan Chandra
Designation: ACA-I (S2)

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 368 Screening
Committee Meeting Dated 22.4.19
Vide Item No. 44:2019
[Signature]
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. 64:2019 (Conf. dt. Minutes)
[Signature]
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
46:2019	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	
47:2019	Community Centre at Sector 10, Dwarka. File no. F.39/SA(Dwk)/HUPW/DDA/Pt/S CM/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

48:2019	Utilization plan of vacant DDA lands w.r.t. finalization of boundary of proposed Group housing vacant land measuring 4063 sq.m. approx. at Basant Village in residential land use as Zone-F under	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	
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DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Appd. in 3.6.8
Committee Meeting Dated 22.4.19
Vide Item No. 44:2019
Dy. Director (n) Co-ordin.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 3.7.6
Committee Meeting Dated 17.1.19
Page 6 of 7
Vide Item No. 6.1.2.2.0.1.9 (Contd. of Min. of 368 SCM)
Dy. Director (n) Co-ordin.

DELHI DEVELOPMENT AUTHORITY
CEP
Approved in 3.6.8
Committee Meeting Dated 22.4.2019
Vide Item No. 44:2019
Mohan Chandra
Position ACA-I (SZ)

368thscm

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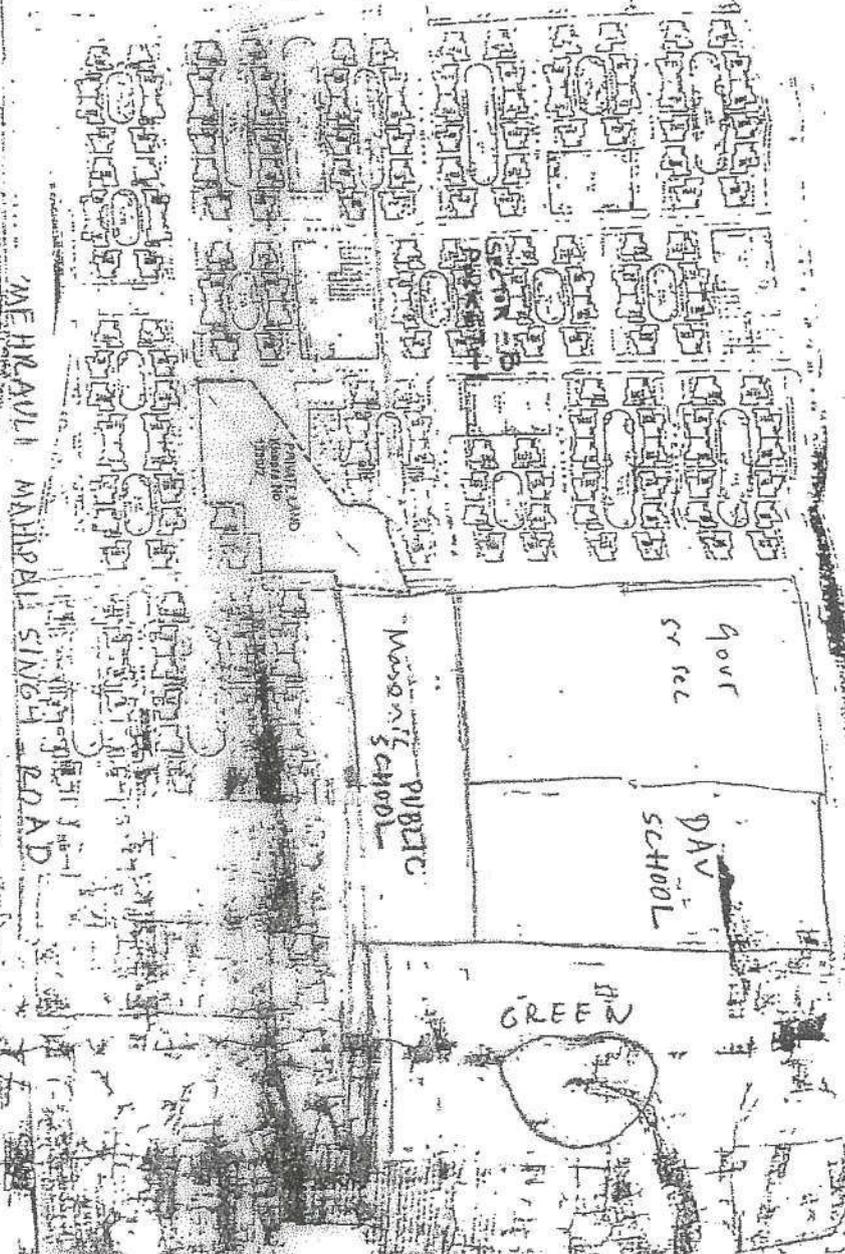
1. The area shown in the plan is situated in the village of Mehrauli, District of Delhi.
 2. The area is bounded by the following roads:
 (a) Mehrauli Mahipal Singh Road to the North
 (b) Aruna Asaf Ali Road to the South
 (c) ... to the East
 (d) ... to the West

3. The area is divided into the following plots:
 (a) ...
 (b) ...
 (c) ...
 (d) ...

4. The area is situated in the village of Mehrauli, District of Delhi.
 5. The area is bounded by the following roads:
 (a) Mehrauli Mahipal Singh Road to the North
 (b) Aruna Asaf Ali Road to the South
 (c) ... to the East
 (d) ... to the West

MEHRAULI MAHIPAL SINGH ROAD

ARUNA ASAF ALI ROAD



6. The area is situated in the village of Mehrauli, District of Delhi.
 7. The area is bounded by the following roads:
 (a) Mehrauli Mahipal Singh Road to the North
 (b) Aruna Asaf Ali Road to the South
 (c) ... to the East
 (d) ... to the West

LAYOUT PLAN OF SECTOR-B, PART-I, VASANT VIHAR
 INDICATING PRIVATELY OWNED LAND, KANISRA, 130/2, VILLAGE, MEHRAULI
 IN DELHI (INDIA)
 A-11(52)

Scale etc

PROVED MINUTES OF 370th SCM HELD ON 17.06.2019 AT 11.00AM in VIKAS SADAN

HUPW
140/1

	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
61:2019	Confirmation of minutes of 368 th SCM and 369 th SCM.	The Minutes of 368 th SCM held on 22.04.2019 and 369 th SCM held on 06.05.2019 were confirmed and approved. Note: In 368 th 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.DIB 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. File no.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. File no.F4(19)2006/Plg./Dwk./Ph-1/Pt.II	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
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
Committee Meeting Dated 17.6.19
Vide item No. 61:2019 (Conf. of Min)
Dy. Director (h.) Co-ordn.

LAIED ON TABLE H-12/c
 Minutes of the Technical Committee Meeting Held
 on 23.12.2019
 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 RW in the North and Western Side, 45 M. road RW on the Eastern Side and 75 M. road RW 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 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.
- (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-1.. 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 as 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.

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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.

[Signature]

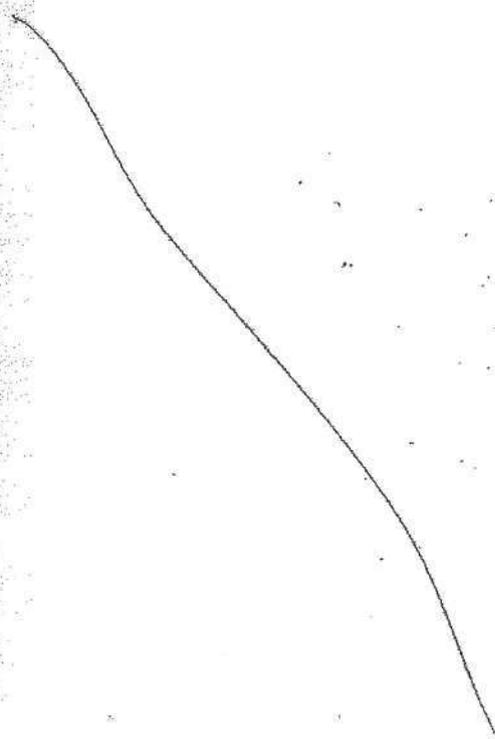
Addl. Commissioner (Plg.)-III

[Signature]

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

[Signature]

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



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" DECISION "

<p>47/2019</p>	<p>Applicability of Development control norms with reference to privately owned land in the approval layout plan of SFS Housing at Sector - B, Rkt - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4th July - 2018.</p>	<p>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 22.04.2019.</p> <p>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.</p> <ol style="list-style-type: none"> 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. <p>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.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasis and other documents simultaneously while examining the matter in detail.</p>
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DIL्ली DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION

Approved by 11th Technical Committee Meeting Dt. 23.12.2019
 Vide Item No. 47/TC/2019

A. Madan
 Asst. Director
 Master Plan

Jais
 Asst. Director
 Master Plan

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ANNEXURE-2	FORM- B-1 (Chapter 2, Para 2.3)	49
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. ⁵⁰
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 these 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 relating 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 or 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 Vs 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

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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
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File No: F. No. 21-458/2024-IA.III
 Government of India
 Ministry of Environment, Forest and Climate Change
 IA Division



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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
 Mohindrapatyall1967@yahoo.co.in

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Group Housing by R R Texknit LLP. submitted to Ministry vide proposal number IA/DL/INFRA2/481309/2024 dated 24/09/2024.

2. The particulars of the proposal are as below :

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

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

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

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

i. The proposal is regarding Fresh Environmental Clearance.

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

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

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

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

vi. The details of the building are as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

xxiv. Benefits of the project are given below:

· Social benefit:

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

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

· Environment benefits:

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

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

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

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

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

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

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

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

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

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

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

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

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

Copy To

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

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Conditions

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

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

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

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including

S. No	EC Conditions
	protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke &

S. No	EC Conditions
	other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be

S. No	EC Conditions
	specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.

S. No	EC Conditions
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

S. No	EC Conditions
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

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

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

9.

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

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

S. No	EC Conditions
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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Additional EC Conditions

N/A

1 7.	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.
1 8.	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)
<u>SIA/DL/INFRA2/4813(09/2024</u>	DPCC/SEIAA-IV/P2/C-489/DL/2024	25/06/2024	Building / Construction (8(a))

3.4.2. Project Salient Features

<p>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.</p> <p>2. The Project is located at Latitude: 28°31'17.13"N; Longitude: 77° 9'34.96"E.</p> <p>3. Area Details:</p> <p>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.</p> <p>4. Water Details:</p> <p>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.</p> <p>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.</p> <p>5 RWH pits have been proposed for rainwater harvesting.</p> <p>5. Solid Waste Details:</p> <p>During Construction Phase, about 38 Kg/day of municipal solid waste will be generated which will be disposed of at the solid waste site.</p>
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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
7. Control Self-Assessment Portal with provision of video fencing and sensors for monitoring PM2.5, PM10.
8. 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.
9. 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.

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	competent authority.	
	Proposal for installing STP and OWC on the same floor.	An organic waste composte (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.

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	<p>Revised traffic management plan incorporating the requisite entry/exit infrastructure improvements to be provided/ undertaken by the project proponent to ease vehicle movement within the project premises.</p>	<p>The revised traffic circulation plan incorporating the requisite entry/exit is attached as annexure.</p>																																								
	<p>Revised proposal with mitigation measures in detail regarding heat island effect such as realistic shaded tree plantation etc.</p>	<p>Following mitigation measures will be taken for maintaining the temperature: Native shaded trees all along the drive ways within the site. All the building terraces must be topped with either vegetation or with high Solar Reflective Index (SRI) >78 finishes to mitigate UHIE. Minimizing the hard paved areas and maximizing the landscape areas including native trees plantation with big canopy. Revised tree species are given below:</p> <table border="1" data-bbox="730 925 1332 1832"> <thead> <tr> <th colspan="4">List of Proposed Trees</th> </tr> <tr> <th>S.No.</th> <th>Common Name</th> <th>Botanical Name</th> <th>No. of trees</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Kachnaar</td> <td><i>Bauhinia purpurea</i></td> <td>4</td> </tr> <tr> <td>2.</td> <td>Mexican Silk Cotton</td> <td><i>Chorisia Speciosa</i></td> <td>6</td> </tr> <tr> <td>3.</td> <td>Indian Redwood</td> <td><i>Chukrasia Tabularis</i></td> <td>6</td> </tr> <tr> <td>4.</td> <td>Indian Coral Tree</td> <td><i>Erythrina Variegata</i></td> <td>4</td> </tr> <tr> <td>5.</td> <td>Pride of India</td> <td><i>Lagerstrœmia Thorelli</i></td> <td>5</td> </tr> <tr> <td>6.</td> <td>Maulsarj</td> <td><i>Mimusops Elengi</i></td> <td>2 2</td> </tr> <tr> <td>7.</td> <td>White Champa</td> <td><i>Plumeria Alba</i></td> <td>9</td> </tr> <tr> <td colspan="3">Total</td> <td>5 6</td> </tr> </tbody> </table>	List of Proposed Trees				S.No.	Common Name	Botanical Name	No. of trees	1.	Kachnaar	<i>Bauhinia purpurea</i>	4	2.	Mexican Silk Cotton	<i>Chorisia Speciosa</i>	6	3.	Indian Redwood	<i>Chukrasia Tabularis</i>	6	4.	Indian Coral Tree	<i>Erythrina Variegata</i>	4	5.	Pride of India	<i>Lagerstrœmia Thorelli</i>	5	6.	Maulsarj	<i>Mimusops Elengi</i>	2 2	7.	White Champa	<i>Plumeria Alba</i>	9	Total			5 6
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3.4.3. Deliberations by the committee in previous meetings

<p>Date of SEAC 1 :12/07/2024</p>

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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}, 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.

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.	<ol style="list-style-type: none"> 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. 59
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 along with 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. 60
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.

<p>41. The investment made in the project, if any, based on environmental clearance so granted, ⁶¹ 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.</p> <p>42. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.</p> <p>43. Lubrication will be carried out periodically for plant machinery.</p> <p>44. Building design should cater to the differently-abled citizens.</p>
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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 lightning 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

	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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	
6.	Sand, murrum, 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-swaales, 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.	
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made	

D.	to mitigate the odour problem from STP.	64
2 1.	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, ear 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.	
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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/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 report and 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)
<u>SIA/DL/INFRA2/4839</u> <u>98/2024</u>	DPCC/SEIAA-IV/C-47 0/DL/2023	28/06/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

दिल्ली नगर कला आयोग
कोर-6ए, यूजी 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 प्रेक्षारं 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/IB(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



दूरभाष PHONE : 24619593, 24616391, 24690821

ई-मेल E-MAIL : duac@gov.in, secy-duac@gov.in वेबसाईट WEBSITE : www.duac.org.in

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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/101623/807173

बख्शमाड़ी / आर. एच. वस्त्र / एन आर / बख्शमाड़ी / एन आर / 2020 / 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, दिनांक/DATE: 25-10-2023
3.
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-I, 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 एमएसएल 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
अनुमत्य अधिकतम ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	309.82 M



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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 कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट 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। अर्थात्, 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 एयरक्राफ्ट 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, मुम्टी, 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 श्रृंखला 'बी' पार्ट 1, सेक्शन-4 के चैप्टर 6 तथा अनुलानक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

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 - I), 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 the Chillarki, 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 GSR 770(E)

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566

Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

॥ दिल्ली स्थित नया परिसर है ॥



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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 है, 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.

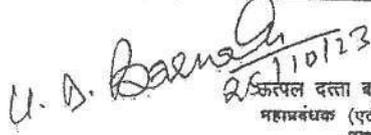
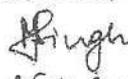
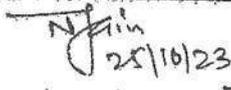


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क्षेत्र का नाम / Region Name:

उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	 25/10/23 उत्पल दत्ता बरुआ/UTPAL DUTTA BARUAH महाप्रबंधक (एटीएन)/General Manager (ATN) उत्तरी क्षेत्र / Northern Region भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India एन.ए.टी.एस. कॉम्प्लेक्स/ N. A. T. S. Complex/IGI Airport, New Delhi-37
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	 25/10/23 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 में)	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	

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566

Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

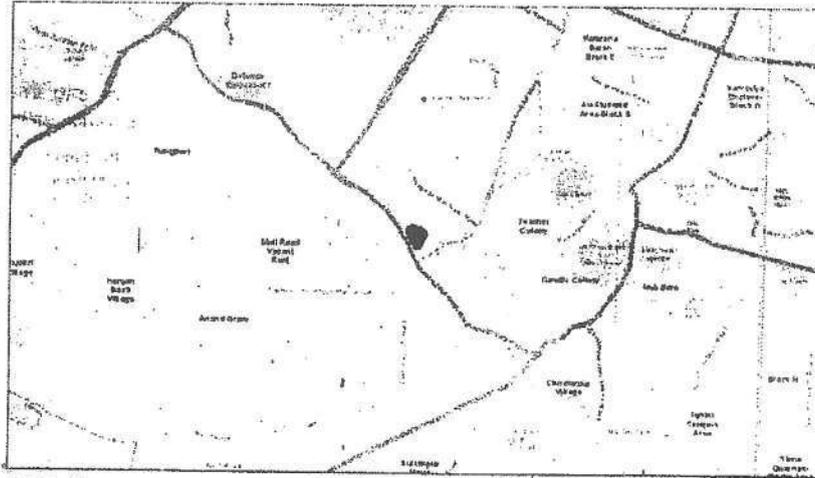
" चिन्ता नहीं का आधार है "



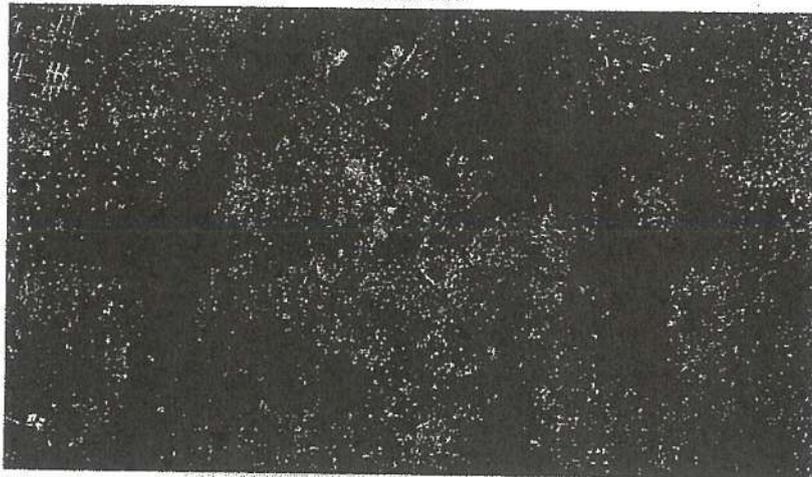
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Street View



Satellite View



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Regional headquarter Northern Region, Operational Offices Complex Rangpur, New Delhi-110 037 Tel: 91-11-25653566

" जिनकी एकता ही एकता है "

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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 Housing (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 m ²		
5.	Combined Area Details of Tower-1, Tower-2, Tower-3 (as mentioned in CAF) & Use			
	1 st , 2 nd and 3 rd Basement	Stilt Floor	Ground to 3 rd floor	4 th to 8 th floor
	2460.240 SQM Parking and services	1446.130 SQM Parking	T-1-857.630, T-2-519.350, T-3-244.530 (1621.51 SQM)	(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 by 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,

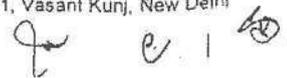
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- i. All ducting shall be constructed of substantial gauge metal conforming to IS: 655. Air duct serving main floor areas, corridors etc. shall not pass through the staircases enclosures.
- ii. Automatic fire dampers shall be provided in the ducts 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 gauge 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 conforming 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 1850 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 7.11.1 of 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 1 hour 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 stillt 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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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, CBCAD1000643, 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.

Rajendra

Sawant Singh

(Sawant Singh)
Executive Engineer (M)-45

SUDHAKAR 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

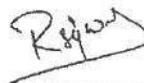
KH NO.1230/2 OLD NO.2792/2026/1875/8
SEC-B PKT-1 VASANT KUNJ N.D
PART OF REVENUE ESTATE OF VILL MEH.

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 kuni, New Delhi. (OBPS ID No. 10118036).

With respect to above, NOC is hereby issued subject to following: -

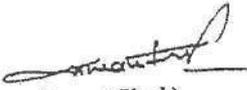
1. Infrastructure fund charges calculated by Delhi Jal Board planning wing for water comes out to Rs.3,33,58,129/-only vide DJB/EE(Plg.)W-III/2024/594-598 dated 25.01.2024and for sewer comes out to Rs.2,00,14,914/- only vide letter no. DJB/EE(Plg.)DR/2024/101-105 dated 25.01.2024.The total amounts comes 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. UTIBR52024020300358624 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.


SUDHIN GUPTA
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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 (JGR/BPS, sewer lines, manholes, WWTP/Récycle 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

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

आजिदी
अमृत नाली सर्व

No: DJB/EE(Pig)W-III/2024/ 594-10598

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 Melh.

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.

Encl:- As above

EE(M)-45
Delhi Jal Board,
Opposite J-Block Market, Saket,
New Delhi-110017.

Sd/-
(V K Jain)
EE (Planning)W-III

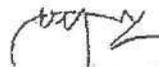
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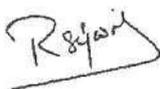
Copy to:-

- 1. CE(P&D)
- 2. SE(M)-11
- 3. SE(Pig)W
- 4. SE(Pig)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
 B.ARCH. (ARCHITECT)
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 23/146 A & B, Vikram Vihar
 Lajpat Nagar-IV, New Delhi-110024



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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.2792/2026/1675/8 Sec-B , Pkt-1 , Vasant Kunj N.D Part Of Revenue Estate Of VIII Moh.

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.

Rajesh

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23/146 A & B, Vikram Vihar
Lajpat Nagar-IV, New Delhi-110024

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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)-45 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 QBPS, 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

SUDHIR GUPTA
 B.ARCH. (ARCHITECT)
 Regn. No. CA/1982/06736
 23/146 A & B, Vikram Vihar
 Lajpat Nagar-IV, New Delhi-110024

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.

~~_____~~
SUDHIR GUPTA
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 Regn. No. CA/1982/06736
 23/146 A & B, Vikram Vihar
 Lajpat Nagar-IV, New Delhi-110024

~~_____~~
 EE(PIS.)W-III

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 Secy

Residing

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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:- eepr100@gmail.com

No.DJB/EE(Pig)DR/2024/101 to 105

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/B 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 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.

End: Conditions for approval

EE(M)-45

Referred

Sd/-
EE(Pig)DR

Copy to:

1. CE(P&D) : for kind information please.
2. SE(M)-11 : for further necessary action.
3. SE(Pig)DR : for kind information please.
4. SE(Pig)W : for kind information please.
5. Office copy

Sub
EE(Pig)DR

SUDHIR GUPTA
B.ARCH. (ARCHITECT)
Regn. No. CA/1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar-IV, New Delhi-110024

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/B 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.

SUDHIN GUPTA
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Regn. No. CA/1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar IV, New Delhi-110024

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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.

~~_____~~
SUDHANU GUPTA
B.ARCH. (ARCHITECT)
Regn. No. CA1982/06736
23/146 A & B, Vikram Vihar
Lajpat Nagar-IV, New Delhi-110024

~~_____~~
EE(Pig.)DR

~~_____~~
Rajwary

ANNEXURE R-13

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BSES

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: 011 39997573, 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.

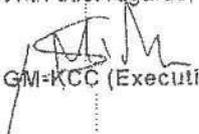
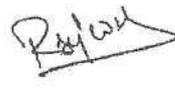
However, as and when formal application is submitted by you for the required load, reassessment of the actual loading position of the 11KV network and grid substation shall have to be done before sanctioning the applied load and scheme shall be finalized accordingly with issuance of demand note subsequently.

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 be 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
Kirti Nagar IV, New Delhi-110024

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GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI
LAND ACQUISITION COLLECTOR (SOUTH)/
ADDITIONAL DISTRICT MAGISTRATE
M.B ROAD, SAKET, NEW DELHI - 110068

P.1.(1)/LAC/2023/ 182

Dated: 29.01.2024

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,

N.T.(L.A)
District South

Urgent Court Matter

ANNEXURE R-15

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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

28j		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.	<p>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.</p> <p>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.</p>

The report is submitted for kind perusal and further necessary action.

Yours faithfully,



**Dy. Conservator of Forests
South Forest Division**

Enclosed as above:

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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

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

28j

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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

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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

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]

ANNEXURE R-16
(COLLY)**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

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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,

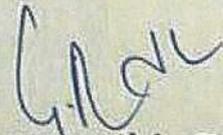
As you are aware the aforesaid application (copy attached) is under consideration of the CEC. Certain queries were raised by the CEC vide letter No. 11(42)/RMB/DDA/2020-21/8250-54 dated 08.01.2025 which were was also subsequently replied by you.

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

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/ 11139-43

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.

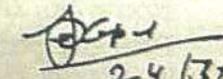
Ma'am,

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.

ANNEXURE R-5/2

**IN THE HIGH COURT OF DELHI AT NEW DELHI
(EXTRAORDINARY CIVIL WRIT JURISDICTION)**

CMA NO _____/2025

IN

CONTEMPT CASE (C) NO 1149 OF 2024

IN THE MATTER OF

BHAVREEN KANDHARI

...PETITIONER

VERSUS

SHRI C. D. SINGH AND ORS.

...RESPONDENTS

AND IN THE MATTER OF:VASANT KUNJ RESIDENTS
WELFARE ASSOCIATION,
SECTOR-B, POCKET-1THROUGH ITS AUTHORISED
REPRESENTATIVEHAVING ITS OFFICE AT RWA
OFFICE SECTOR B, POCKET-1,
NEW DELHI-110070

EMAIL:

...APPLICANT

RWAB1.VASANT@GMAIL.COM

PH: +91-9773622782

**APPLICATION UNDER SECTION 151 OF THE CODE OF CIVIL
PROCEDURE 1908 SEEKING RECALL OF ORDER DATED 06.12.2024
PASSED BY THIS HON'BLE COURT IN CM APPLICATION NO. 52907 OF
2024 & C.M APPLICATION NO 52908 OF 2024.****MOST RESPECTFULLY SHOWETH:**

1. The present Application is being filed by the Applicant seeking the recall of the Order dated 06.12.2024 passed by this Hon'ble Court in CMA No. 52907/2024 & CMA No 52908/2024. It is respectfully submitted that the said order was obtained by the Respondents, particularly by Sh. Vipul Pandey - Dy Conservator

of Forests, South/Tree Officer ('DCF'), by playing fraud upon this Hon'ble Court. The Respondents have deliberately suppressed and concealed material facts that were crucial to the just and fair adjudication of the matter. It is submitted that material facts have been deliberately concealed by the Respondent from this Hon'ble Court. by A copy of the order dated 06.12.2024 passed this Hon'ble Court has been annexed herewith and marked as **ANNEXURE A-1**.

2. That the Applicant, Vasant Kunj Resident Welfare Association Sector-B, Pocket-1, is filing the present Application through it's President, Sh. Manju Swaminathan, who has been duly authorised vide authority letter dated 28.01.2025. A copy of the authority letter dated 28.01.2025 has been annexed herewith and marked as **ANNEXURE A-2**.
3. That the order dated 06.12.2024 disposed of CMA No. 52907/2024 & CMA No 52908/2024, filed by the Applicant seeking appropriate directions against the Respondents/alleged owners and private builders regarding the unauthorized felling of trees at the land situated at Khasra No. 1230/2 (New), admeasuring 6 Bighas and 7 Biswa, located in Sector-B, Pocket-1, Vasant Kunj Housing Scheme, New Delhi ("**Subject Property**").
4. It is submitted that the said order was passed on the basis of a status report dated 23.10.2024, prepared by the DCF in pursuance of the order dated 04.10.2024 passed by this Hon'ble Court.

A copy of the order dated 04.10.2024 passed by this Hon'ble Court as been annexed herewith and marked as **ANNEXURE A-3**.

5. That the DCF had made the following observations in the status report on 23.10.2024:-

“6. That an Inspection of the trees at the spot was carried out by the representatives/nominee of the Answering Respondent and it was observed that at present total 23 trees are present at the site out of which 19 No of trees are healthy and upright, 01 no. of fallen tree was rehabilitated and 03 no. of trees are dried out. The copy of the Inspection Report along with the photographs is annexed herein as Annexure R-1.”

Accordingly, on the basis of the status report dated 23.10.2024, filed by the DCF, this Hon’ble Court vide order dated 06.12.2024 disposed of the CMA 52907/2024 and CMA 52908/2024 with a direction that alleged 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.

A copy of the status report dated 23.10.2024 filed by the DCF has been annexed here with and marked as **ANNEXURE A-4 (COLLY)**.

6. It is submitted that pursuant to the passing of the above mentioned order dated 06.12.2024, it came to the knowledge of the Applicant that a contempt petition bearing Diary No. 57901/2024 titled ‘*Bhavreen Khandari v. Rakesh Sharma & ors.*’ was filed in the case titled ‘*M.C. Mehta v. Union of India & Ors.*’, W.P. (C) No. 4677/1985, pending before the Hon’ble Supreme Court against the alleged owners/private builder of the Subject Property. The above captioned matter was listed on 19.12.2024 and on 17.01.2025 and is still pending before the Hon’ble Supreme Court.

A copy of the contempt petition bearing Diary No. 57901/2024 titled ‘*Bhavreen Khandari v. Rakesh Sharma & ors.*’ has been annexed herewith and marked as **ANNEXURE A-5**.

7. That on a perusal of the contempt petition filed before the Hon’ble Supreme Court, it came to light of the Applicant herein for the first time that the DCF had

earlier served a Status Report dated 19.09.2024 to the Petitioner '*Bhavreen Khandari*' regarding the illegal felling of trees on the Subject Property. It is pertinent to mention that the said status report dated 19.09.2024 was never served upon the Applicants herein and was not within the knowledge of the Applicant or this Hon'ble Court whilst adjudicating the matter.

A true copy of the email dated 19.09.2024 serving the status report to the Petitioner which was never disclosed to the Applicant or this Hon'ble Court is annexed herewith and marked as **ANNEXURE A-6**.

A true copy of the status report dated 19.09.2024 along with documents prepared by the DCF has been annexed herewith and marked as **ANNEXURE- A-7 (COLLY)**.

8. A perusal of the status report dated 19.09.2024, especially Paras 6 to 10 of the said status report would show that fraud has been played upon this Hon'ble Court by the Respondents. The pertinent observations contained in the status report are as under:
 - A. 2 trees were dried out, 1 sheesham tree was uprooted, 1 tree was cut from roots, 14 trees with roots damaged, 1 missing tree, 1 tree embedded in concrete, 19 trees found in good health (10 neem trees, 3 papdi trees, 4 gulmohar trees, 1 alstonia tree, 1 mango tree)
 - B. A complaint was submitted to the SHO, Vasant Kunj, for registration of an FIR for illegal felling of trees under the provisions of the Delhi Preservation of Trees Act (DPT Act).
 - C. It was further stated that a fraudulent and forged permission for felling trees was presented to the officials of the DCF by the alleged owners/private

builders, against which the DCF was to take appropriate steps by filing an FIR with the concerned authority.

D. A restraint Order dated 17.09.2024 issued to the alleged owners/private builders directing an immediate halt on construction activities due to unauthorised removal of trees identified on the site;

E. A show cause notice dated 17.09.2024 under Section 31 of the DPT Act issued to the alleged owners/private builders, for appearance before the DCF (South) for assessment of the nature of the offence committed;

9. On a perusal of the observations of the DCF recorded in the status report 19.09.2024, it is clear that there was rampant and unauthorised felling of trees carried out at the Subject Property by the alleged owners/private builders, against which complaints were filed and notices under the Delhi Preservation of Trees Act, 1994 were also issued by DCF. However, the subsequent status report dated 23.10.2024 filed by the DCF contains observations that are completely contradictory to and omits crucial details mentioned in the status report dated 19.09.2024.

A table showing the contradictions in the status report dated 19.09.2024 and 23.10.2024 prepared by the DCF has been annexed herewith and marked as **ANNEXURE A-8**.

10. A perusal of the Status Report dated 19.09.2024, filed by the Deputy Conservator of Forests (DCF), unequivocally reveals that the Respondents tendered a false undertaking before this Hon'ble Court on 04.10.2024, thereby creating a misleading impression that there were only 23 trees at the subject property. However, the Status Report dated 19.09.2024 explicitly records the presence of 39 trees, comprising 19 healthy trees and an additional 20 trees that had been

uprooted, were missing, damaged, or fallen. In stark contradiction, the subsequent Status Report dated 23.10.2024 reflects only 23 trees at the subject property, which, coupled with the inconsistencies in the recorded condition of the trees in both reports, clearly indicates rampant and illegal felling of trees. It is evident that such unlawful activities have been deliberately suppressed and concealed in the Status Report dated 23.10.2024, with the intent to mislead, misrepresent, and withhold material facts from the consideration of this Hon'ble Court. The actions of the Respondents, in collusion with the DCF, amount to a blatant fraud perpetrated upon this Hon'ble Court, which has proceeded under the erroneous assumption that the subject property contained only 23 trees, thereby causing grave prejudice to the present case.

11. In view of the foregoing, it is emphatically submitted that the deliberate suppression of critical facts from the DCF's status report dated 23.10.2024 as well as the undertakings given on 04.10.2024 and 06.12.2024 constitute a fraud upon this Hon'ble Court, warranting the recall of the Order dated 06.12.2024. If the Order is not recalled, it will result in a grave miscarriage of justice and will allow the alleged owners/private builders to continue their unlawful activities unchecked. It is imperative that this Hon'ble Court takes corrective action to rectify the legal infirmities arising from such misrepresentation and to uphold the sanctity of judicial proceedings.

12. That the present Application is *bona fide* and made in the interest of justice. It is submitted that the alleged owners have wilfully and deliberately disobeyed the directions of this Hon'ble Court by felling trees on the Subject Property without seeking the requisite sanction/clearance from the concerned authorities. Further, the governmental agencies which, *inter alia*, include the Tree Officer, have failed to fulfil their statutory duty of preservation of trees in Delhi.

13. That for the sake of brevity and full disclosure, it is stated that the Applicant has on a separate cause of action, filed the following cases *qua* the Subject Property:-

13.1. '*Vasant Kunj RWA Sector-B, Pocket-1 v. DDA & Ors. W.P. (C) 11283/2024*', pending before the Hon'ble High Court of Delhi, challenging the illegal sanction granted by MCD and DDA for construction of a group housing project at the Subject Property;

13.2. '*Vasant Kunj RWA, Sector-B, Pocket-1 v. MOEF & Ors., O.A. No. 1171/2024*', pending before the Hon'ble National Green Tribunal, Principal Bench, challenging the illegal construction activities undertaken at the Subject Property without obtaining the requisite Environmental Clearance under the Environment Impact Assessment Notification, 2006 issued under the Environment Protection Act, 1986.

14. In view of the above, it is most respectfully prayed that the present Application be allowed in the interest of justice.

PRAYER

In view of the above, it is most respectfully prayed that this Hon'ble Court may be pleased to:-

- A. Allow the present application and Recall the Orders dated 06.12.2024 passed in CMA Nos. 52907/2024 and 52908/2024;
- B. Direct an independent inquiry into the discrepancies in the status reports dated 19.09.2024 and 23.10.2024 of the DCF (South) and the illegal acts of the alleged owners/private builders;
- C. Pass any other or further Orders as this Hon'ble Court may deem fit and proper in the interest of justice.

APPLICANT

THROUGH

A handwritten signature in black ink that reads "Rohan Anand". The signature is written in a cursive style and is positioned above the printed name.**ROHAN ANAND**A-446 (LGF), DEFENCE COLONY,
NEW DELHI – 110024

EMAIL: ROHANANAND@VERTARILEGAL.COM

MOBILE: +91-9968791199

DATE:29.01.2025
PLACE: NEW DELHI

IN THE HIGH COURT OF DELHI AT NEW DELHI
(EXTRAORDINARY CIVIL WRIT JURISDICTION)

CMA NO _____ OF 2025

IN

CONTEMPT CASE (C) NO 1149 OF 2022

IN THE MATTER OF

BHAVREEN KANDHARI

...PETITIONER

VERSUS

SHRI C. D. SINGH AND ORS.

...RESPONDENTS

AND IN THE MATTER OF :-

VASANT KUNJ RESIDENTS
WELFARE ASSOCIATION, SECTOR -
B, POCKET - 1

...APPLICANT

AFFIDAVIT

I, Manju Swaminathan, W/o S. Swaminathan aged about 73 years, R/o B-1/11456, Behind Fortis Hospital, Vasant Kunj, South-West Delhi-110070, do hereby solemnly affirm and state on oath as under: -

1. That I am the President B1 Resident Welfare Association of the Applicant and as such am fully conversant with the facts and circumstances of the case and duly authorized and competent to swear this Affidavit.
2. That the accompanying Application has been drafted by my counsels under my instructions and I have read and understood the contents of the same.



3. I say that the contents thereof are true and correct to my knowledge and belief and based on records maintained by the Petitioner.

[Signature]
DEPONENT

VERIFICATION **12 9 JAN 2025**

Verified at New Delhi on this day _____ of _____, 2025 that the contents of the present Affidavit are true and correct to the best of my knowledge and belief as derived from the record maintained by the Petitioner and no part of it is false and nothing material has been concealed therefrom.

[Signature]
DEPONENT

[Signature]
[Signature]
Identified by deponent who has signed in my presence



CERTIFIED THAT THE DEPONENT
Shri/Smt./Km..... Age.....
S/o. S/o. D/o.....
R/o.....
Identified by Shri.....
Has solemnly sworn..... at Delhi
on.....
That the contents of this Affidavit have been read & explained to him and are true and correct to his knowledge
[Signature]
Oath Commissioner
New Delhi



ANNEXURE R-5/3

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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

ORDER

06.12.2024

%

**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



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

ANNEXURE R-5/4

IN THE HON'BLE HIGH COURT OF DELHI

C.M.A. ____/2025

IN

CONT CAS(C) 1149/2022

IN THE MATTER OF:**BHAVREEN KANDHARI****...PETITIONER****VERSUS****SH. CD SINGH & ORS****...RESPONDENTS****AND****IN THE MATTER OF:****RESPONDENTS WELFARE ASSOCIATION,****VASANT KUNJ RESIDENTS SECTOR-B, POCKET-I****... APPLICANT/ INTERVENOR****REPLY TO THE APPLICATION FILED BY THE APPLICANT****FOR RECALLING OF ORDER DATED 16/12/2024****MOST RESPECTFULLY SHOWETH: -**

1. That at the outset the answering respondent denied each and every allegations, assertions and submissions made by the applicant/ intervenor in the present application.

2. It is submitted that similar applications were filed by the applicant/intervenor before different courts/forum/authorities i.e., Hon'ble High Court of Delhi, NGT and CEC. It is also important to mention that the matter is pending before the **Central Empowered Committee** who is continuously monitoring the issue. It is respectfully submitted that petitioner is doing forum hunting.
3. It is submitted that the **Central Empowered Committee** which is constituted by this Hon'ble Supreme Court of India in W.P(C) No. 202/95 & 171/96 is already adjudicating the matter for which several meetings has also held in application no.1587 of 2024 filed by Sh. Rajeev Ranjan who is a member of petitioner RWA in CEC. A Site visit in this regard was taken place on 03.01.2025 in the presence of the CEC adjudicating members along with officers of MoEFCC, DDA, Forest Department along with the applicant of the abovementioned application. It is also important to mention that **CEC** has already decided the matter and has passed the order. The copy of the CEC details along with CEC order is annexed as **Annexure –1(colly)**.
4. It is submitted that vide order 10/09/2024, this Hon'ble Court issued notice to the application filed by the applicant/intervenor bearing no. **CM APPL. 52907/2024 & CM APPL. 52908/2024**. The copy of the order is annexed as **Annexure-2**.

5. That upon receiving the information, immediate remedial measures were taken by the office of answering respondent and further vide order dated 13/09/2024, this Hon'ble Court called for the status report and further passed the following directions:-

.....*CM APPL. 52907/2024 & CM APPL. 52908/2024*

25. Ms. Nakra, learned counsel assures that no tree shall be cut without permission and information of the DCF. The SHO, PS Vasant Kunj, New Delhi shall ensure compliance.

26. List on 20.09.2024.....

The copy of the order dated 13/09/2024 is annexed as Annexure-3.

6. That in lieu of the directions issued by this Hon'ble court, the answering respondent submitted the status report vide dairy bearing no. 3953199/2024 dated 19/09/2024. It is pertinent to mention that a chart was handed by the Ld. Amicus Curie during the hearing on 20/09/2024 which is a part of pleading No. 8 in column 3 wherein it was mentioned that the status report was filed by the department alongwith the comments of the Ld. Amicus Curie.. However on the dated hearing i.e. on 20/09/2024, the same

could not come on record therefore the copy of the same was handed to the concerned parties during the hearing.

7. That on 04/10/2024, the *CM APPL. 52907/2024 & CM APPL. 52908/2024* was mentioned during the hearing and despite having the one status report on record this Hon'ble issued direction for another status report on the protest of counsel of the owner/non applicant.

CM APPL. 52907/2024 & CM APPL. 52908/2024

1. *Mr Ahluwalia, learned CGSC appears for the owner of the plot in question and states that as of today there are only 19 trees (including 1 fallen) in the plot and assures that the fallen tree will be restored.*
2. *Let the DCF inspect through self or through its representative and file a status report.*
3. *The report shall be shared with the learned Amicus Curiae and the owner shall ensure that all 18+1 trees are de-concretized.*
4. *The rehabilitation of the tree shall be done in the presence of the nominee of the DCF.*

5. The Amici Curaie shall file the status of the land in question.

6. List on 25.10.2024.

The copy of the order dated 04/10/2024 is annexed as **Annexure-4.**

8. That only upon the direction of this Hon'ble court the new/fresh status report was filed. That there is **no discrepancy** in the status reports and both the status reports are correct. The petitioner is unnecessarily making mountain out of a mole. The following will classify the issue:-

i. 1st Status report was filed in compliance of order dated 10.09.2024. The site was inspected by forest guard and he submitted the status report dated 13.09.2024. In the report inspecting officer gave two charts giving details of 19 trees in each chart. From the reading of the same it transpires as if there were 38 trees. But the inspecting officer report was confusing and the copy of the same has been annexed as **Annexure-5.**

ii. The department called for an explanation dated 05.05.2025 to the Inspecting officer calling upon him to explain the incorrect

inspecting report given by him. Thereafter, a reply dated 06.05.2025 was filed by the inspecting officer wherein it was stated that initial inspection was carried out from the outside, as the premises was gated and locked. Therefore, there was a mismatch in identifying the accurate species of the trees as they were distantly placed at the site and it was also stated in his reply that the trees mentioned under the head of healthy tree were again mentioned under the head of tree offence due to which number of trees were counted twice and created confusion. The copy of the cause notice dated is annexed as **Annexure-6.**

- iii. Thereafter in compliance of order dated 04.10.2024 staff/nominee of DCF Shri Cheedi Lal(Forester) and Shri Kamal Kishore (Deputy Range Officer) inspected the site again and filed his report dated 18/10/2024. As per this report there were 23 total trees most of which were healthy. The department has called for an explanation dated 05.05.2025 to the Inspecting officer calling upon him to explain the incorrect inspecting report given by him. Thereafter, a reply dated 07.05.2025 was filed by the inspecting officers wherein it was stated that total 23 trees was present at the site out of which 19

trees was green and 3 trees were dried and 1 tree which was fallen was restored at the same site. The copy of the explanation dated is annexed as **Annexure-7**.

iv. The report alongwith photographs are annexed as **Annexure-8**.

v. The Deponent is also filing the latest photographs which taken on 14.05.2025 showing the present 23 trees condition. Out of all 23 trees, 19 trees are standing there green and healthy, 3 trees are dry whereas the tree which was restored is also present and not dried up. The photographs along with report are annexed as **Annexure-9**.

9. Therefore from the above it is apparent that no false pleading was ever filed by the department before this Hon'ble Court. The petitioner is filing false petition for malafide purpose and to malign the department. It is further most humbly submitted that the present application is motivated despite the fact that the applicant/intervenor has no locus. Further the present application was moved just to harass the answering respondent.

10. That the present application ought to be rejected as the same has been moved by placing the incorrect facts in a twisted manner.

Further it is a clear attempt by the applicant to raise hand on the working of this Hon'ble court as well as the Forest department. It is further pertinent to mention that the answering respondent is dutifully discharging its duties under the strict vigilance of this Hon'ble court.

Parawise reply

11. That the contents of Para No. 1 are wrong and denied in toto. It is submitted that nothing has been concealed by the answering respondent.
12. That the contents of Para No. 2 needs no reply.
13. That the contents of Para no. 3 are admitted to fact that the applicant filed an application. However it is submitted that the applicant/intervenor has no locus to sustain that application.
14. That the contents of Para no. 4 and 5 are matter of records therefore needs no reply.
15. That the contents of Para No. 6 are wrong and denied in toto. It is submitted that the applicant/intervenor was well versed with both the status report. Further both the status report was on record and even the chart which was shared by the Ld. Amicus curie on 20/09/2024, clearly states about the presence of status report filed

on 19/09/2024. Therefore, no fraud has been played before this Hon'ble court.

16. That the contents of Para No. 7 are wrong and denied in toto. It is submitted that applicants were very well aware of both the status reports and also both the status report was part of the proceedings.
17. That the contents of Para no. 8 are matter of pleading therefore needs no reply.
18. That the contents of Para no. 9-10 are wrong and denied. It is submitted that the first status report was filed on the basis of preliminary inquiry made the office of answering respondent on the information provided by the applicant themselves. However after filing the first status report which objected by the non applicant, this Hon'ble court directed the non application/owner through its authorized representative to take all the remedial steps to save the trees. It is further submitted that the subsequent status report only qua the remedial measure which were taken by the Non Applicant/owner of the property. It is further submitted that the applicant deliberately concealed and mislead this Hon'ble court and further raise hands on the integrity of this Hon'ble court as well as the answering respondent who is dutifully obeying all the orders under the close supervision of this Hon'ble court.

19. That the contents of Para no. 11 are wrong and denied in toto. It is submitted that nothing has been suppressed and no fraud has been prayed upon by the answering respondent before this Hon'ble court. It is pertinent to mention that the applicants are nothing but a disgruntled association who wanted to create a wrong impression by making presenting the actual facts in twisted manner.
20. That the contents of the Para no. 12 are wrong and denied.
21. That the contents of 13-14 are matter of records. However it is submitted that similar applications were filed by the applicant/intervenor before different courts/forum/authorities. Therefore, in the light of their own submissions the present application ought to dismiss with exemplary cost.
22. That the contents of the prayer ought to rejected simply on the ground of presenting the actual facts in twisted manner.

It is prayed accordingly.

Through

Sameer Vashisht

Respondent

(Sameer Vashisht)
Standing Counsel (Civil), GNCTD
Lawyer's Chamber 436, Block-I
High Court of Delhi, New Delhi
9871657630

IN THE HIGH COURT OF DELHI AT NEW DELHI

C.M.A. ____/2025

IN

CONT CAS(C) 1149/2022

IN THE MATTER OF: -

BHAVREEN KANDHARI

...PETITIONER

VERSUS

SH. CD SINGH & ORS

...RESPONDENTS

AFFIDAVIT

I, Vipul Pandey, S/o Gajadhar Pandey aged 35 years, officiating as Deputy Conservator of Forest(South), having office at Asola Bhatti Wildlife Sanctuary, do hereby state and affirm in my official capacity as hereunder: -

1. That I am officiating as above and am well aware of the facts of the present matter and therefore competent to depose the present affidavit.



That I have read and understood the contents of the accompanying Reply. The same has been drafted as per my instructions. The contents of the same be read as part and parcel of the present affidavit as the same has not been reproduced for the sake of brevity.

I identify the deponent who has signed in my presence

[Signature]
DEPONENT

VERIFICATION: -

16 MAY 2025

Verified at New Delhi on this _____ day of May, 2025 that the contents of Para 1-2 of the above Affidavit are true and correct to the best of my knowledge, no part of it is false and nothing has been concealed therefrom.

16 MAY 2025

ATTESTED
[Signature]
NOTARY PUBLIC, DELHI



[Signature]
DEPONENT

CERTIFIED THAT THE DEPONENT
S/o / Smt. / Km. *Vipal Pandey*
S/o, W/o, D/o. *Vijay Kumar Pandey*
R/o. *at Jangpore Vardhast*
Identified by *[Signature]* at Delhi
has solemnly affirmed that the contents of the affidavit which have been read over & explained to him/her are true and correct to his/her knowledge
[Signature]
NOTARY PUBLIC GOVT. OF INDIA