

**BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH AT NEW DELHI**

ORIGINAL APPLICATION NO.1171 OF 2024

IN THE MATTER OF:-

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

...Applicant

Versus

Ministry of Environment, Forest &
Climate Change & Ors.

...Respondents

N.D.O.H. 10.01.2025

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Place: New Delhi
Filed On: 06.01.2025

Filed By:



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IN THE MATTER OF:-

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Sector-B, Pocket A-1

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Ministry of Environment, Forest & Climate Change & Ors....Respondents

**REPLY ON BEHALF OF RESPONDENT NO.6 R.R. TEXKNIT
LLP TO THE ORIGINAL APPLICATION NO.1171 OF 2024
THROUGH ITS PARTNER RAKESH KUMAR SHARMA**

MOST RESPECTFULLY SHOWETH:

1. That the present reply is being filed on behalf of Respondent No.6 RR Texknit LLP through Mr. Rakesh Kumar Sharma, who is the partner of RR Texknit LLP and duly authorised person to file the present reply and affidavit before this Hon'ble Committee. A copy of Authorisation Letter of RR Texknit LLP authorising Mr. Rakesh Kumar Sharma as the authorised person is enclosed herewith as **ANNEXURE R-1**.

PRELIMINARY SUBMISSIONS:

2. That the applicant has filed the present application on the basis of false and frivolous facts having no substance on merits and has concealed material facts from this Hon'ble Tribunal. The applicant has no grievance infact and has no cause of action in filing the present application as the Respondent No.6 has obtained all the necessary permissions and sanctions from the concerned Departments and

- authorities. Further the respondent no.6 has not commenced any construction activities on the aforesaid property. The respondent no.6 submits the following facts before the Hon'ble Tribunal.
3. That the respondent is the lawful and absolute owner of the Plot of land situated at Khasra No. 1230/2, Sector B-1, Vasant Kunj, part of Revenue Estate of Village Mehrauli, New Delhi, admeasuring – 5353.61 sq. metre. A proposal for construction as per the regulation for enabling the planned development of Privately Owned Land notified vide Notification dated 04.07.2018 was submitted. The proposal was subject to compliance of all statutory regulations for enabling the planned development of Privately Owned Land. The erstwhile South DMC verified the area of Kharsa No. 1230/2, its location, configuration, dimensions etc. from concerned Revenue Department of Government of NCT of Delhi. The proposal on Privately Owned Land bearing Khasra No. 1230/2, in the approved layout plan of SFS Housing at Sector B-1, Vasant Kunj, was approved by the 368th Meeting of Screening Committee dated 22.04.2019 vide Item No. 44:2019. 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. A copy of the Minutes of 368th Meeting of Screening Committee dated 22.04.2019 is enclosed herewith as **ANNEXURE R-2** and a copy of the Minutes of the 11th Technical Committee Meeting held on 23.12.2019 is enclosed herewith as **ANNEXURE R-3**.

**DETAILS OF PERMISSIONS & SANCTIONS GRANTED BY
VARIOUS STATUTORY AUTHORITIES:**

4. The said proposal for Group Housing at Khasra No. 1230/2, situated at Sector B, Pocket-1, Vasant Kunj, New Delhi was approved by various Statutory Departments and statutory NOCs were also issued from the concerning 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 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. The Sanction Letter was issued by the MCD dated 13.05.2024 by imposing the necessary conditions and requirement of NOCs from the various authorities including Environment Clearance for construction work. A copy of the Sanction Letter of MCD dated 13.05.2024 with respect to the proposed Group Housing project is enclosed herewith as **ANNEXURE R-4**.

c. **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 in its 146th SEAC Meeting held on 25.07.2024. A copy of the Minutes of the Meeting of SEAC whereby the recommendation with regard to the proposed Group Housing project was granted is enclosed herewith as **ANNEXURE R-5**.

d. **ENVIRONMENTAL CLEARANCE (EC):**

The proposal was considered by Expert Appraisal Committee (EAC). During the 134th Meeting held on 29.11.2024, the contentions of the RWA of Vasant Kunj/ Petitioner were also considered. It is submitted that thereafter the Expert Appraisal Committee after due consideration recommended the project.

Thus, the Environmental Clearance has been granted for Construction of Group Housing at Khasra No. 1230/2, Sector-B, Pocket-1, Vasnat kunj, Part of Revenue Estate of Village Mehrauli. New Delhi by M/s RR Texknit LLP. The Expert Appraisal Committee (EAC) after having detailed deliberation of all aspects, recommended granting of Environment Clearance based on merits of the said project. The copy of Minutes of Meeting wherein, Environmental Clearance was recommended by EAC is enclosed herewith as **ANNEXURE R-6**.

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 herewith as **ANNEXURE R-7**.

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 herewith as **ANNEXURE R-8**.

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 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 herewith as **ANNEXURE R-9**.

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 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 herewith as **ANNEXURE R-10**.

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. A copy of the Clearance Letter dated 13.12.2023 issued by BSES

Rajdhani Power Limited is enclosed herewith as **ANNEXURE R-11**.

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 Letter of the Land Acquisition Collector (South) dated 22.02.2024 is enclosed herewith as **ANNEXURE R-12**.

Therefore, it is submitted that the said Group Housing Residential project is fully compliant and has been given the Statutory Approval/NOC from all the concerned Statutory Departments.

5. That the applicant is pursuing multiple remedies for same cause of action before various forums, Tribunals & Courts of law. The applicant has already filed a Writ Petition (C) No.11283 of 2024 titled Vasant Kunj Residents Welfare Association, Sector-B, Pocket-1 and Ors. Versus GNCTD and others with the prayer for quashing the sanction dated 13.05.2024 granted by MCD and approval of the said Project by DDA. It is submitted that the Hon'ble High Court did not grant any interim stay and the Next Date of Hearing is 10.02.2025. A Copy of Memo of W.P. (C) No.11283 of 2024 filed before the Hon'ble High Court Delhi at New Delhi is enclosed herewith as **ANNEXURE R-13**.
6. That the applicant has also filed an application bearing CMA No.52907 of 2024 in Contempt Case (C) No.1149 of 2022 as an applicant/

intervener with the prayer for issuance of direction to Deputy Conservator of Forest (West) to conduct an inspection qua removal and felling of trees in the land in question and to submit a Status Report and also prayed for issuance of direction to restrict the respondent no.6 from removing/ felling trees within and on the land in question. It is submitted that the similar relief has been prayed by the applicant herein. A Copy of CMA No.52907 of 2024 in Contempt Case (C) No.1149 of 2022 filed before the Hon'ble High Court of Delhi is enclosed herewith as **ANNEXURE R-14**.

7. That the Hon'ble High Court in the aforesaid application of the applicant sought a Status Report from the Forest Department and accordingly a Status Report dated 23.10.2024 was submitted by the Deputy Conservator of Forest before the Hon'ble High Court along with report of Forest Conservator dated 17.10.2024 by giving the detail of total 23 trees. In this report it was clearly mentioned that total 23 trees were present at the site, out of which 19 of the trees are healthy and upright, 1 number of fallen tree was rehabilitated and 3 number of trees are dried out. A Copy of Status Report dated 23.10.2024 along with Report of Forest Conservator dated 17.10.2024 submitted by the Deputy Conservator of Forest before the Hon'ble High Court is enclosed herewith as **ANNEXURE R-15**.
8. That the Hon'ble High Court in the aforesaid application passed an Order dated 06.12.2024 by disposing of the aforesaid application of

the applicant after receiving the report of Deputy Conservator of Forest. This application of the applicant was disposed of that the owner of the property shall ensure all 19 trees are kept healthy and alive and rehabilitated tree be kept in good condition. A Copy of Order dated 06.12.2024 passed in CMA No.52907 of 2024 in Contempt Case No.1149 of 2022 is enclosed herewith as **ANNEXURE R-16**.

9. That the respondent no.6 submits that he has not violated any provision of law and no illegal construction activities has taken place. The respondent no.6 states that he has not yet commenced any construction activity on the site and the present application is not maintainable and liable to be dismissed with heavy cost.

PARA WISE REPLY:

10. That the contents of para no.1 are not admitted. The applicant has not enclosed any Registration Certificate of the said Society under Societies Registration Act. Further, the application has been filed by a person, who is neither competent nor authorized to file the instant application before this Hon'ble Tribunal.
11. That the contents of para no.3 are not admitted as stated because the respondent no.6 has not commenced any construction activity despite having all necessary permissions and sanctions and also having approved layout plan from the competent authority. The apprehension of the applicant is baseless and has no substance on merits.
12. That the contents of para no.4.1 is not admitted and denied. The applicant has neither enclosed the Registration Certificate of the

- applicant Association nor enclosed any Authorization in favour of Mrs. Preeti Vohra, Secretary of the applicant. Hence the applicant has not provided its true and correct particulars and the Petition is liable to be dismissed solely on this ground.
13. That the contents of para no.4.3 and 5 are not admitted and denied. The applicant has not raised any substantial question relating to environment. The present application is not maintainable as no construction activity has been initiated. The EAC has recommended the Environmental Clearance to the Respondent No.6, thus, there is no violation of EIA Notification 2006 and other provision of Environmental Protection Act, 1986. The respondent no.6 has not committed any damage to the environment nor caused any damage to air and water quality. Thus, no question for consideration by this Hon'ble Tribunal arises.
14. That the contents of para no.6.1 and 6.2 are not admitted and denied. The applicant has no grievance in filing the present Original Application and the respondent no.6 is not carrying any illegal construction activity on the land situated at Khasra No.1230/ 2 without obtaining the requisite clearances. It is reiterated that the Project of the respondent no.6 has already been recommended by EAC. During the 134th Meeting held on 29.11.2024, the contentions of the RWA of Vasant Kunj/ Petitioner were also considered. It is submitted that thereafter the Expert Appraisal Committee and State Expert Appraisal Committee

- (SEAC) after due consideration recommended the project of the respondent no.6. Thus, there is no violation of any Environmental Law.
15. That in reply to the contents of para no.6.3 it is submitted that the MCD has granted sanction on 13.05.2024 after due consideration and it is wrong to state that the said sanction is illegal. The applicant has not disclosed as to how and why the said sanction is illegal. The applicant have not further enclosed any document to prove the said fact. The applicant has not approached before the appropriate authority for the said sanction, if he was really aggrieved. However, he admittedly approached before the Hon'ble High Court by filing the W.P. (C) No.11283 of 2024, which is pending. Since the applicant has already approached for the same and similar relief before the Hon'ble High Court of Delhi then the present application is liable to be dismissed as dual remedy is not available to the applicant.
 16. That the contents of para no.6.4 are not admitted and denied as stated. The respondent no.6 has not commenced any *PAKKA* Construction activity in the subject property, however, a Guard Room with Tin Shed as a temporary structure was made to protect the property. It is clearly stated that the construction activity as per the construction plan has not been commenced. The respondent no.6 has obtained the necessary clearance as required under the sanction plan dated 13.05.2024 as referred in the para under reply.
 17. That the contents of para no. no.6.5, 6.6, 6.7, 6.8, 6.9, 6.10, 6.11 are the notifications relating to Environment Protection and with respect to

Environment Clearance for the construction project. It is submitted that the respondent no.6 has already complied with all the provisions as referred in these paragraphs and there is no violation of any Environment related notification. The copy of recommendation of grating EC has already been enclosed in the foregoing paragraph. Hence, the instant petition has become infructuous and liable to be dismissed.

18. That the contents of para no.6.12 are not admitted and denied. The case law referred in the para under reply is not applicable in the present case as the respondent no.6 has not proceeded to commence construction without obtaining the Environmental Clearance. Despite having the recommendation for Environmental Clearance, the respondent no.6 has not commenced any construction activities in the subject property.
19. That the contents of para no.6.13 are not admitted and denied. The respondent no.6 has not felled or removed any tree without applying or obtaining prior sanction from the department. The entire contention is totally false and misconceived as there is not a single tree has been fallen. The Deputy Conservator of Forest (West) has already inspected the site and submitted the report before the Hon'ble High Court by giving detail of each and every tree standing on the Project Site. The Hon'ble High Court on the basis of the said report has already disposed of the said application with respect same and similar relief as stated herein. Now nothing remains in the contention of the applicant that any

illegal felling of tree took place. Only 1 tree was fallen by its own, which was immediately restored to its position with the help of JCB and Hydra machine and it is now healthy and standing, as per the status report of DCF.

20. That the contents of para no.6.14, 6.15 and 6.16 itself states that the applicant has already approached before the Hon'ble High Court for the said alleged relief of the illegal felling of tree and the said issue has already been considered by the Hon'ble High Court and the said application has been disposed of. Now nothing remains in the grievance of the applicant before this Hon'ble Tribunal as no illegal felling of any tree took place on the project site. All the trees are standing as it is in the healthy position.
21. That the contents of para no.6.17 are not admitted and denied. The project site is a levelled land and there is no vegetation and lush fully green trees except the total 20 healthy trees and 3 dried trees, for which the respondent no.6 has already given undertaking that the said all trees shall be protected and will not be cut. The respondent no.6 is not disturbing any flora and fauna flourishing in the subject property. The copy of photograph of vacant project land is enclosed herewith as **ANNEXURE R-17.**

It is relevant to submit here that the project site is duly approved under the layout plan of SFS Housing Scheme at Sector-B1, Vasant Kunj. This land is a part of the land for which DDA prepared a Scheme in the year 1987 in the name of SFS Housing for Planned Development

of the area including the plot in question. Further the DDA constructed Multi Story Walk up Housing including the present land and the same was approved. Also as per the Master Plan of Delhi, 2001 and 2021 the plot in question is categorised as residential area. Further, the land is surrounded by DDA Group Housing Society from all sides and the said plot has been notified for the residential purposes. It is stated that the applicant is also resident and part of housing scheme and with oblique motive have filed the present application. Copies of Map of Master Plant 2001 and 2021 are enclosed herewith as **ANNEXURE R-18**.

22. That the contents of 6.18 are admitted and denied and hence duly been replied in foregoing paragraphs. In view of the facts as stated by the respondent no.6, the present application is not maintainable and liable to be dismissed.
23. That the contents of para no.7.1 of Grounds has no substance on merits as there is no violation of any EIA Notification of 2006, EP Act, 1986. The necessary clearance and recommendations for Environmental Clearance has been given to the respondent no.6. However, it is further stated that despite all the clearance and sanctions the respondent no.6 has not commenced any construction activity of his project.
24. The para 7.2 of the grounds has no substance that the construction work in the subject property has not commenced. Further as on today

- the Environment Clearance has been recommended and approved by EAC and SEAC.
25. That the contents of para no.7.3, 7.4 and 7.5 are totally misconceived and denied. The present activity cannot be classified as mining activity. Further, till date no extraction of any resource has taken place, thus no environmental damage has been caused nor any destruction natural vegetation, felling of trees and pollution from construction process. There is no violation of any statutory provision as per the EIA Notification. It is totally wrong to state that several fully grown trees have been felled without requisite permission. The respondent no.6 states that no tree has been fallen, nor any tree would be cut in future. Thus there is no damage to local biodiversity.
26. That the contents of para no.7.6 is wrong. The applicant is pursuing multiple remedy for same cause of action. Since the Hon'ble High Court has already dealt with the grievance of the applicant, therefore the present petition is not maintainable. Further the respondent no.6 has been granted and recommended Environmental Clearance (EC), therefore the present petition is liable to be dismissed on this ground.
27. That the contents of para no.7.7 to 7.11 have no substance on merit and the referred case laws are not applicable in the present case as no mining activity is being proposed to carry out. The applicant is trying to hinder the project of the respondent no.6 with ulterior and oblique motive by filing complaints before all forum, tribunal and courts. The applicant has also approached through one of the resident by filing an

application before the Central Empowered Committee apart from other above referred proceedings.

28. That the contents of para no.8 are not admitted and denied. The applicant has no cause of action to file the present application. Also in view of the permissions and recommendation for Environment Clearance of the project, the instant petition is liable to be dismissed being no cause of action available to the applicant.
29. That the applicant is not entitled for any relief as prayed in the prayer clause.

Place: New Delhi
Filed On: 06.01.2025

Filed By:



VIVEK GUPTA

Advocate for Respondent No.6
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Sector-B, Pocket A-1

...Applicant

Versus

Ministry of Environment, Forest &
Climate Change & Ors.

...Respondents

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 reply to the Original Application 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 reply 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.



Rakesh Kumar Sharma
DEPONENT

Verified at New Delhi on this 06th 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.

ATTESTED - 16 JAN 2025
NOTARY PUBLIC

[Signature]
DEPONENT

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RR TEXKNIT LLP

REGD. OFFICE : E-5, 3RD FLOOR, SOUTH EXTENSION PART-2, NEW DELHI-110049

E-mail : mohindrapatyal1967@yahoo.co.in Mobile : 9868029223

Ref. No.

Dated.....

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DESIGNATED PARTNERS OF R R TEXKNIT LLP IN ITS MEETING HELD ON 25th day of Nov. 2024 OF MEETING OF THE DESIGNATED PARTNERS AT REGISTERED / CORPORATE / HEAD OFFICE AT E-5,3RD FLOOR,SOUTH EXTENSION PART-2,NEW DELHI-110049 OF THE LLP.

“RESOLVED THAT the consent of LLP Designated Partners be and is hereby given approval for attend the Central Empowered Committee meeting in the case of an Group Housing at Khasra No.1230/2,Sector-B,Pocket-1,Vasant Kunj, Revenue Estate of Village Mehrauli, New Delhi .

Further Resolved that **Mr. Rakesh Kumar Sharma S/O Late Sh. Hari Shankar Sharma R/O 137,Jor Bagh, Lodi Road, New Delhi-110003** Designated Partner of the LLP Company be and hereby severally authorized to attend the meeting and sign and execute all the documents related to C.E.C./Environment Clearance/other clearances for project of an group Housing at Khasra No.1230/2,Sector-B,Pocket-1,Vasant Kunj, Revenue Estate of Village Mehrauli, New Delhi that may be necessary on behalf of the LLP Company.

Certified True Copy

For R R TEXKNIT LLP

For R.R. TEXKNIT LLP



(Designated Partner)

SUNITA KUMARI SHARMA

DIN-07855447



TRUE COPY

Laid on Table

44: 2019

AGENDA FOR SCREENING COMMITTEE MEETING

ANNEXURE R-2

Screening Committee Meeting No. 368Item No. 44: 2019

File No: SA/SZ/HOSP/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'.

1.3 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. 902 dt 17/11/2009 of standing committee. (Refer Annexure-I)

(ii) The Hon'ble Adol. 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 (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.

19.2/15 Nanda 368: 44:2019

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 Girdhari dated 29.12.16 may be taken in order. The latest report in this behalf should also be obtained from the Revenue Authority/Deptt., GNCD. (Refer Annexure-VI)
- 3.4 Director(Plg.)/NP vide P/Dir(Plg.) Narela/2018/24 dated 15.01.2019 & vide no. F15(12)2017-MP/PL-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.

Udelle

Latest Owner
July 2018
after verification
of land in the

6/12/18: 895
888-44: 2019
Vand

pg. 3/5

142/c

Meeting,
Committee

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

for 4/5 9/2019 308: 4/1/2019

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Meeting, approved Plan along with copy of notifications, SOP and Minutes of Technical Committee shall be forwarded to:-

g.s/s

1.	Chief Engineer (Bldg) HQ South DMC	i) For taking necessary action with respect to regulations notified vide S.O.3249(E) dated 4.7.18 for 'The regulations for enabling the planned Development of privately Owned land' and 'Standard Operating Procedure' issued by DDA..
2.	Commissioner (Plg) DDA	
3.	L M Department DDA	
4.	Lands Costing Department DDA	
5.	System Department DDA	For uploading the approved plan in the web portal of DDA.
6.	Owner	For submitting an Affidavit and Indemnity Bond to DDA, stating that DDA shall not be party to any dispute arising at any stage with regard to the location, shape, size and ownership of the plot.

Meenu Mehrol
12/4/19
(Meenu Mehrol)
A.D. (Arch.)/SZ

Vijay Kumar Verma
12/4/19
(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
 Comm. No. Meeting Dt. 22.4.2019
 Vide Item No. MU, 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. of minutes)
[Signature]
 Dy. Director (Arch.) Co-ordn.

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

HUPW/140/C

	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. <u>Note:</u> In 368 th SCM, vide item no:44:2019 in place of file no: ACA-1/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.Plg.C&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 IPC, 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-11/Pt.H	The proposal was presented by Dir.(Plg.)Dwk. After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1.Dir.Plg. Dwk 2.CE Dwk 3.SE Elect. 4.LD Wing

370th SCM

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in.....368.....Screening
Committee Meeting Dated.....22.4.19
Vide Item No.....44:2019
Dy. Director (S. h.) Co-ordn.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in.....370.....Screening
Committee Meeting Dated.....17.6.19
Vide Item No.....61:2019 (Conf. Min & 368 SCM)
Dy. Director (S. h.) Co-ordn.

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 MPD 2001 File no. F.1(29)/2005-MP	Due to paucity of time the proposal could not be deliberated upon and it was directed that the item will be discussed in the next SCM	
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DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in Committee Meeting Dated 22.4.19
Page 6 of 7
Vide Item No. 44:2019
Committee Meeting Dated 22.4.19
368th SCM

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in Committee Meeting Dated 22.4.19
Page 6 of 7
Vide Item No. 48:2019 (Camp. Rd. Min. St)
368th SCM
Dy. Director (Asst. n.) Co-ordn.

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

368th scm

map etc



LAYOUT PLAN OF SECTOR B, PKF-2, VASANKUL
 INDICATING PRIVATELY OWNED LAND, KHASRA NO.
 1230/2, VILLAGE, MEIRALU

09/08/2009 ACAT (52)

The sketch has been prepared on the basis of the information furnished by the landowners and the field observations made by the District Land Revenue Officer, Meiralu, on 12/08/2009. The land is not yet surveyed and the boundaries are not yet demarcated.

Date of preparation of the sketch: 12/08/2009
 Prepared by: [Signature]
 District Land Revenue Officer, Meiralu

NOTICE TO THE PUBLIC
 The land shown in the above sketch is not yet surveyed and the boundaries are not yet demarcated. The landowners are requested to bring their own survey maps and boundaries to the office of the District Land Revenue Officer, Meiralu, for verification.

OFFICE OF THE DISTRICT LAND REVENUE OFFICER
 MEIRALU
 DISTRICT: [Name]
 STATE: [Name]

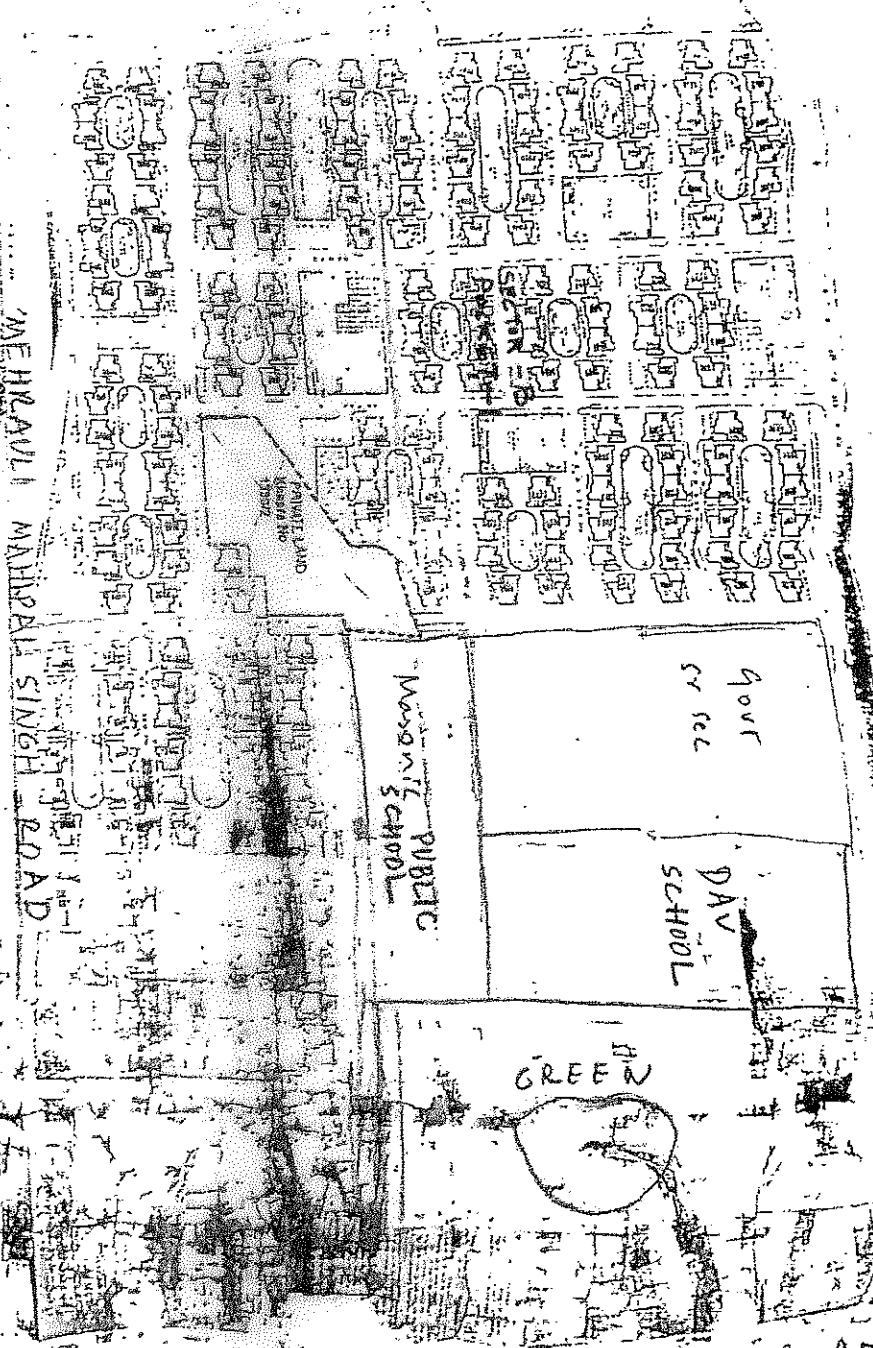
MEIRALU
 12/08/2009

1. The proposed development is in accordance with the provisions of the Maharashtra Urban Planning Act, 1964 and the Maharashtra Urban Planning (Amendment) Act, 1971.
 2. The proposed development is in accordance with the provisions of the Maharashtra Urban Planning (Amendment) Act, 1971.
 3. The proposed development is in accordance with the provisions of the Maharashtra Urban Planning (Amendment) Act, 1971.

4. The proposed development is in accordance with the provisions of the Maharashtra Urban Planning (Amendment) Act, 1971.
 5. The proposed development is in accordance with the provisions of the Maharashtra Urban Planning (Amendment) Act, 1971.

6. The proposed development is in accordance with the provisions of the Maharashtra Urban Planning (Amendment) Act, 1971.
 7. The proposed development is in accordance with the provisions of the Maharashtra Urban Planning (Amendment) Act, 1971.

MEHRALI MAHARAJ SINGH ROAD



The site has been approved in the 1983-84 year. There are no objections from the concerned authorities. The site is situated in the village of Mehrali, District of Solapur. The site is situated in the village of Mehrali, District of Solapur. The site is situated in the village of Mehrali, District of Solapur.

LAYOUT PLAN OF SECTOR-B, PAF-2, VASANT ROAD, INDICATING PRIVATELY OWNED LAND, KHASRA NO. 1230/2, VILLAGE, MEHRALI.

BY D/P/00000 ACAT (52)


 TRUE COPY

LAI D ON TABLE
 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 R/W in the North and Western Side, 45 M. road R/W on the Eastern Side and 75 M. road R/W in the Southern Side. The plot under reference forms an integral part of this pocket. Therefore, as per MPD the entire pocket alongwith plot under reference qualifies for Group Housing.
- (ii) On the basis of the above report submitted by Dy. Director (LM) south west zone, Khasra No. 1230/2, village Mehrauli has been incorporated in the layout plan of SFS Housing at, Sector-B, Pocket-I, Vasant Kunj for Group Housing.
- (iii) The proposal is subject to compliance of all the statutory regulations notified vide S.O. 3249(E) dated 04.07.2018 regardin 'The regulation 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.

-15-

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

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

- 1) It has been mentioned in the letter dated 16.09.2019 of DDA that the privately land under reference shall not be bounded by physical barrier. Being group housing project, the EWS & Community Services may also be part of Group Housing, therefore, it may be clarified by DDA that how this can be achieved without permanent physical barrier with the surrounding DDA Flats.
- 2) In the letter of DDA, it has been mentioned that the entire pocket B-1 qualifies for the Group Housing. However, it has not been clarified whether this individual plot under reference qualifies for Group Housing or not and whether it can be treated as an independent plot of Group Housing or no.
- 3) The plot under reference abuts the road which is 10.66 meter wide while as per MPD-2021, the minimum road width requirement for group housing is 18 meters. This needs clarification/relaxation from DDA. Moreover, the density of the Group Housing may be taken as per MPD-2021 or MPD-2001, has not been mentioned in the letter of DDA.
- 4) The plot under reference is part of the approved comprehensive scheme of DDA for pocket B-1, however, DDA has not provided the modified layout plan of the area. As per Private Land Policy dated 04.07.2018, the agency who has prepared the Layout Plan shall amend its existing layout plan. As such, DDA may be requested to provide a copy of the modified Layout plan of the area showing the boundaries and dimensions etc. of the plot under reference.
- 5) As far as height of the building is concerned, in this regard para 5.5 of the Development Control Norms of private Land Policy read as Under:
"Land parcels falling within the already approved or developed schemes of DDA/ULBs/other government bodies shall be in conformity with the surrounding development, irrespective of applicable developed control norms. The development of such land will governed by the use/activity and the development control norms of the surrounding development (subject to availability of required infrastructure services), maintaining the planned development around the land parcel".

In the vicinity of the plot under reference there exists 3 stories flats constructed by DDA having height less than 15 meters. Whether the height more than 15 meters can be considered in the present case, may be clarified by the DDA.

- 6) In the letter of DDA, it has been mentioned that location, configuration, dimension etc. may be taken up from Revenue Deptt. In this regard, it is pertinent to mention here that the said land was shown by the DDA for development of DDA flats of Pocket B-1. Being the land for development of DDA flats, the Layout Plan of which was also approved by the DDA. Hence, the requisite clarification w.r.t. location, configuration, dimensions etc. be done by the DDA with the Revenue Department. As such, location, configuration, dimensions etc. be super-imposed along with the Khasras in the modified layout plan which may be done by the DDA.

2.4 Sr. Architect (South Zone) vide letter No. F.PA/Dir(Plg.)/Narela/2018/319 dated 09.12.2019 was requested to provide the clarifications on the issues raised by South Delhi Municipal Corporation as per Integrated Housing Scheme of DDA, Vasant Kunj, Pkt. B-I.. Sr. Architect (South Zone) vide note No. SA/SZ/HUPW/DDA/2014/SCM/D-36, dated 17.12.2019 provided the following comments-

- (i) The private land under reference shall not be bounded by permanent physical barrier is the observation of SCM, referred in the letter. The EWS and community services may be provided as per the provisions of MPD.
- (ii) In para 4.1 under 'Proposal' it is mentioned that "the plot under reference forms an integral part of the pocket. Therefore, as per MPD the entire pocket along with plot under reference qualifies for Group Housing". Therefore, it cannot be treated as an independent plot of Group Housing.
- (iii) The entire pocket at Sector-B, Pocket-I is a Group Housing Plot which is bounded by 24 M. road R/W in the North and Western side, 45 M. road R/W on the Eastern side and 75 M. road R/W on the Southern side. The development controls norms shall be as per Clause 5.5 of the 'Regulations for enabling the Planned Development of privately owned lands' dated 4th July, 2018.
- (iv) The copy of the approved agenda, minutes along with the Layout plan of Sector-B, Pocket-I, Vasant Kunj incorporating, KH. No. 1230/2, Village Mehrauli were forwarded to Commissioner (Plg.). In the Layout Plan, tentative location of KH. No. 1230/2, is marked. As per Para-3 of Minutes of Meeting dated 15.01.2019 issued by Director (Plg.) NP, documents pertaining to ownership etc. may be got verified by the local body from Revenue Deptt., GNCTD.
- (v) The issue is regarding permissible Height of building. The statutory provisions of para 5.5 of 'the regulation for enabling the planned development of privately owned land' shall be complied. This issue is clarified in para 4.3 of the agenda.

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

3.0 PROPOSAL:

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

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

4.0 RECOMMENDATION:

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

Addl. Commissioner (Plg.)-III

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

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

6/

" 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, Pkt. - 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 Khasra and other documents simultaneously while examining the matter in detail.</p>
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DELHI DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
 Approved by: *[Signature]* Technical Committee Meeting Dt. 23.12.2019
 Vide Item No. 47/TC/2019
A. Madan
 Asstt. Director Master Plan
[Signature]
 Asstt. Director Master Plan

[Signature]
 TRUE COPY

ANNEXURE-2	FORM- B-1 (Chapter 2, Para 2.3.1)	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. Naini 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

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. 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

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

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.

Encl: One set on sanctioned plan

53

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

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

Signature Not Verified
Digitally signed by RAMESH
CHANDER SHARMA
Date: 2024.05.13 14:58:57 IST



TRUE COPY

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)
SIA/DL/INFRA2/481309/2024	DPCC/SEIAA-IV/P2/C-489/DL/2024	25/06/2024	Building / Construction (8(a))

3.4.2. Project Salient Features

<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>

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.

	competent authority.	
	Proposal for installing STP and OWC on the same floor.	An organic waste composter (OWC) & STP will be installed in the 3rd Basement. Plan showing the location of OWC & STP is attached as annexure.
	Proposal for utilizing filtrate from filter press of STP into holding tank and revised schematic/line diagram of STP to be submitted showing true details including flow meters installation. O&M cost of STP & OWC be mentioned in the EMP cost.	Revised Schematic of STP considering the following is attached as annexure 1. utilization of filtrate from filter press of STP into holding tank and 2. installation of flow meters at inlet & outlet Revised EMP cost including Operation & maintenance cost of STP & OWC is given as annexure.
	Revised solar energy utilization to achieve at least 10 % of power load requirement or submit maximum permissibility.	10% i.e. 102.2 KW of the total power load (1022 KW) will be provided as solar energy.
	Revised parking proposal to achieve at least 30 % of the ECS for electric vehicles. In addition, provision should be made to allow the extension of electric charging facilities to all parking slots in the future.	We will provide the provision of 30 % of the total parking for electric vehicles. Also provision will be made to allow extension of electric charging facility to all parking slots in the future. Revised parking calculations are given as annexure.
	Revised EMP (Environment Management Plan) for including the cost of Environment Management Cell and dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with the provision of video fencing and sensors for monitoring PM2.5, PM10.	Revised Environment Management Plan cost including the cost of dust mitigation measures during construction as per MoEF Notification No. GSR 94 (E) dated 25.01.2018/ Hon'ble National Green Tribunal order in O.A. No.21 of 2014 and O.A. No. 95 of 2014 in the matter of Vardhaman Kaushik Vs. Union of India & others and Sanjay Kulshreshtha Vs Union of India & others/ CAQM Directions issued time to time including registration on Dust Pollution Control Self-Assessment Portal with the provision of video fencing and sensors for monitoring PM2.5, PM10 and cost of Environment Management Cell during operation phase is given as annexure.
	At least 04 Anti-Smog Gun shall be installed before starting the construction and water demand needs to be revised accordingly.	04 Antismog Guns will be installed before starting the construction. 08 KLD water will be used by 04 no. of Antismog Guns & the water demand calculation is given as annexure.

	Revised traffic management plan incorporating the requisite entry/exit infrastructure improvements to be provided/ undertaken by the project proponent to ease vehicle movement within the project premises.	The revised traffic circulation plan incorporating the requisite entry/exit is attached as annexure. 57																																								
	Revised proposal with mitigation measures in detail regarding heat island effect such as realistic shaded tree plantation etc.	<p>Following mitigation measures will be taken for maintaining the temperature:</p> <p>Native shaded trees all along the drive ways within the site.</p> <p>All the building terraces must be topped with either vegetation or with high Solar Reflective Index (SRI) >78 finishes to mitigate UHIE.</p> <p>Minimizing the hard paved areas and maximizing the landscape areas including native trees plantation with big canopy.</p> <p>Revised tree species are given below:</p> <table border="1" data-bbox="734 907 1364 1859"> <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>Maulsari</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" style="text-align: center;">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.	Maulsari	<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

Date of SEAC 1 : 12/07/2024

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

- 60
- demolition work. Regenerating plastic panels should be used instead of GI sheets.
20. The generator sets shall be installed as per extant directions of CPCB/ CAQM with due compliances of directions issued under GRAP for Delhi & NCR.
 21. PP should install the air filters in the basement consisting of advanced adsorption technologies.
 22. Air Pollution Mitigation Plan for all points and non points should be implemented.
 23. PP to provide minimum 30% of total car parking requirement with electric charging facility by providing charging points at suitable places as committed. PP to ensure that this should be provided in AC/DC combination. In addition, provision should be made to allow extension of electric charging facility to all parking slots in the future.
 24. Atleast 10 % (102.2 KWp) of the total power load to be sourced from Solar (Renewable) energy.
 25. Green building norms should be followed with a minimum 4 star GRIHA/IGBC/ASSOCHAM-GEM rating.
 26. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
 27. Energy audit shall be carried out periodically to review energy conservation measures.
 28. Exposed roof area and covered parking should be covered with material having high solar reflective index.
 29. The sufficient mitigation measures must be taken by the PP to mitigate the effect of heat island.
 30. Minimum 1 tree for every 80 Sq. Mt of plot area should be planted within the project site.
 31. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
 32. Green belt development surrounding the site, avenue tree planting and garden development should commence from the beginning of the construction phase. Only indigenous species should be used for green belt and avenue trees.
 33. PP shall keep open space unpaved to the maximum extent possible so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement and shall keep atleast 10 % of the plot area as pervious.
 34. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs. 41.5 Lacs and recurring cost of Rs. 7.5 Lacs/ year during construction phase and capital cost of Rs. 145 Lacs and recurring cost of Rs. 26.9 Lacs/ year during operation phase.
 35. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
 36. The Environment Management Cell consisting of 1 Environment Officer, 1 Maintenance Incharge, 1 Air Management incharge, 1 Waste water Management incharge, 1 Waste Management incharge, 1 EHS engineer having specific knowledge and experience related to environmental safeguards/ air/ water pollution shall be created and made functional before commissioning of the proposed development.
 37. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
 38. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
 39. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DIAL/ DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
 40. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.

	<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 lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality

	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-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports,	
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and	

	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	

0.	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.	
null		

1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. (The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose.

	Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP 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/INFRA2/4839/28/2024</u>	DPCC/SEIAA-IV/C-47/0/DL/2023	28/06/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))


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Specific Conditions	
1.	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.

3.3. Agenda Item No 3:

3.3.1. 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>IA/DL/INFRA2/481309/2024</u>	DPCC/SEIAA-IV/P2/C-489/DL/2024	24/09/2024	Building / Construction (8(a))

3.3.2. Project Salient Features

The proposal is for Environmental Clearance (Fresh EC) 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 R R Texknit LLP.

134.3.2 The project proponent (M/s R R Texknit LLP) along with their NABET Accredited Environmental Consultant presented the project, salient features of which are as follows:

- i. The proposal is regarding Fresh Environmental Clearance.
- ii. The project is proposed to be located at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Part of Revenue Estate of Village Mehrauli, New Delhi, and the Latitude of the project is 28°31'17.09"N & Longitude is 77° 9'34.98"E.
- iii. It is a Greenfield project and no construction activity has been undertaken at site yet.
- iv. Earlier, the proposal was considered during the 146th SEAC meeting held on 12.07.2024 & in the 147th SEAC meeting held on 25.07.2024 and it was recommended by SEAC for grant of EC to SEIAA. However, due to the temporary absence of the SEIAA, Delhi, this proposal was transferred to the Ministry for further necessary actions. Based on the above, this proposal is considered by the EAC.
- v. The total plot area of the project will be 5,353.61 sq. m and net plot area after deducting the area of road widening is 5,277.12 sq. m, FAR area will be 12,168.16 sq. m and the total built-up area of 25,650 sq. m (including the free from FAR area for community of 400 sq. m, basement area of 7,380.72 sq. m, and other Non-FAR area of 5,701.12 sq. m). The project will comprise of 3 towers. Total 138 dwelling units (including main units 74 no., EWS unit 32 no. & CSP unit 32 no.) will be developed. Maximum height of the building is 33.25 m with 3B+S+9 floors.
- vi. The details of the building are as follows:

Particulars (Unit)	Proposed Details
Total Plot Area (sq. m)	5,353.61
Area under road widening (sq. m)	76.49
Net development Area (sq. m)	5,277.12

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

Towers (Nos.)	3
Floors (Nos.)	3B+S+9
Max. height of the building (up to terrace level) (m)	33.25
Basement (Nos.)	3
Activities in Complex	DU, EWS, CSP
Mail Dwelling Units including 4 BHK & 3BHK (Nos.)	74
CSP Units (Nos.)	32
EWS Units (Nos.)	32

- vii. During Construction Phase the total water requirement will be 25 KLD, out of which water required for the construction phase will be approx. 05 KLD which will be taken from treated water from Vasant Kunj STP. The Remaining 20 KLD will be taken from the tanker supply out of which 12 KLD will be used for domestic purposes & 08 KLD water will be used for Anti-smog Gun. Waste water of 6 KLD will be generated which will be treated in mobile STP. During the operational phase, total water requirement is expected to be 95 KLD and the same will be met by Delhi Jal Board. 57 KLD fresh water from Delhi Jal Board and 38 KLD Recycled Water from in-house STP will be reused. Wastewater generated of 74 KLD will be treated in STP of 110 KLD capacity. 67 KLD of treated wastewater will be generated out of which 38 KLD will be reused (28 KLD for flushing and 10 KLD for gardening). About 29 KLD will be reused in adjoining DDA park.
- viii. About 0.348 TPD solid wastes will be generated in the project. The biodegradable waste (0.209 TPD) will be processed in OWC and the non-biodegradable waste generated (0.139 TPD) will be handed over to authorized local vendors.
- ix. The total power requirement during the construction phase is 250 kVA and will be met from temporary connection & for the backup DG set of 1 x 125 kVA will be kept and total power requirement during operation phase will be 1022 KW, which will be sourced by BSES Rajdhani Power Limited. For power back-up GG sets of 2 x 500 kVA will be installed that will be used during power failure only.
- x. Rainwater harvesting is proposed to recharge the groundwater through 5 no. of rainwater harvesting pits of 168 KLD capacity.
- xi. Parking facility for 290 ECS is proposed to be provided against the requirement of 227 ECS. (According to local norms).
- xii. Proposed energy saving measures would save about 18.30% of power and provision of Solar Panels of 102.2 KW i.e. 10% of Electrical load will be provided.
- xiii. Comparative analysis of existing/envision pollution load (in case of expansion) - Not Applicable, as it is a Greenfield project.
- xiv. Impact on air, water, noise, ecology of due to the project/activity will be minimized by proposed mitigation measures.
- xv. The project is not proposed to be located in a Critically Polluted area.
- xvi. The said project is not proposed to be located within 10 km of the Eco Sensitive Zone.
- xvii. No NBWL Clearance is required for the said project.
- xviii. No Forest Clearance is required for the said project.
- xix. A petition was filed by (W.P. (C) No. 11283/2024) by the RWA of B-1, Vasant Kunj for seeking revocation of the layout plan and sanction plan only on 14.08.2024. The said petition is pending before the Hon'ble Delhi High Court, however stay against construction of the project at above land was rejected/ declined vide Order dated 11.09.2024 with the observations that the Court is

not inclined to pass any interim orders and in case the Court finds the construction of the project has been raised illegally or unauthorized, then the same shall be subjected to demolition.

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

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

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

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

xxiv. Benefits of the project are given below:

(Social benefit:

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

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

(Environment benefits:

a) Energy efficient measures to reduce the requirement during the operation stage will be maintained which ultimately leads to lesser demands and reducing carbon footprints of the project making it eco-friendlier.

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

134.3.3 The EAC, during deliberations noted the following:

i. 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 has been appraised at the Central level by sectoral EAC as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023.

ii. The total plot area of the project will be 5,353.61 sq. m, 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).

iii. 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

iv. 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.

v. 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.

vi. Subsequently, the project proponent submitted the reply of the observation of the EAC. Accordingly, this proposal was re-considered by EAC during this (134th) meeting held on 29.11.2024. PP has submitted that reply of complains raised by RWA of Vasant Kunj regarding various points. The same are enumerated below:

Sl. No.	Compliant	Resolution (PP's Reply)
1.	Violation of statutory norms in Sanctioned layout plan.	The layout plan was sanctioned by MCD on 27.05.2024. DDA & MCD has clarified that the sanctioned plan was considered by the Screening Committee & clarify that there is no violation of any law or procedure in consideration

		ion of the matter by the Screening Committee
2.	Violation of Regulations for Enabling Planned Development of Privately Owned Lands, 2018.	Private land was owned by the PP but the land use of the project is residential as per the original Master Plan 2001 and Master Plan of Delhi 2021 and the Zonal Development Plan for Zone F. Development will be done in accordance with the Building Plan approval & building bye laws
3.	Violation of Layout Plan of Sector – B, Pocket – 1. Violation of Population Density Norms.	There is no violation of Population density because provision of Dwelling unit and population density is in accordance with the Sanction Layout Plan of MCD
4.	Acute Shortage of Parking space in B-1 colony.	As per sanction building plan, parking requirements are 227 ECS. Parking provision has been made for 290 ECS i.e app 25 % extra than required to avoid parking outside the premises. Parking of proposed housing will be done in basements (3 level) & on stilts within premises.
5.	Procedural Irregularities by DMC sanctioning of Layout Plan.	Delhi Municipal Corporation has sanctioned the layout plan Under Clause 336 of Delhi Municipal Corporation Act, 1957 with certain conditions and compliances. That will be followed by R R Texknit LLP.
6.	Irregular Execution of Sale Deed by Purchaser of Land in question.	There is no irregularity in the execution of sale deed. The sale deed has been done between the Vendor and the Vendee & duly registered with the sub registrar office.
7.	Environmental Impacts that the project can have.	The project will have environmental impacts on air, water, noise & soil. Construction of the project will be done only after getting Environmental Clearance and all the mitigation during construction phase shall be followed as per the guidelines.
8.	Likely impact on the Aravalli Ridge's Stability.	The project site is 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
9.	Likely impact on the Aravalli Biodiversity Hotspot.	The plot is an integral part of an already developed B1 block Vasant Kunj. The project site is at a distance of 2.9 km from the Aravalli biodiversity park. Since, the proposed deve

		lopment is part of an already developed residential colony and falls outside the hotspot area, hence, there is no specific impact.
10.	Proposed project designed in isolation without carrying out a detailed analysis of its impacts on 5000 residents of B-1.	The project has been planned only after taking consideration of 5000 livings already residing in the colony. Separate entry & exit points will be provided and Traffic will be managed smoothly avoiding any congestion and bottle necks.
11.	Vulnerable Groups being affected by the project.	The development is proposed on the vacant plot in the already developed residential colony. Hence there will not be any impact on the Vulnerable Groups.
12.	Impacts on residents during construction and thereafter.	The project will have environmental impacts on air, water, noise & solid waste. All the mitigation shall be followed as per the guidelines.
13.	Writ Petition – CM APPL.52907/2024 & CM APPL.52908/2024 against the said project already being sub-judice before the Hon'ble High Court of Delhi.	The said petition has been addressed in ADS reply points given below
14.	Original Application (OA) No. 1171/2024 & Interlocutory Application (IA) No. 456/2024 against the said project already being sub-judice before the Hon'ble National Green Tribunal (NGT), Principal Bench.	The said petition has been addressed in ADS reply points given below

vi. Pointwise reply of the ADS raised have been presented as below:

Sl. No.	Query raised	Reply
1.	The EAC after deliberation observed that the proposed plot of land has already been leveled without prior permission of the Competent Authority.	The PP has purchased the land through a sale deed dated 16.04.2024. No leveling has been done at site. Only an initial clearing of the dry bushes has been done to facilitate the secure access to the site and also to create a secure perimeter and enable unrestricted site access. The site currently exists in its natural state with no leveling or grading undertaken. Google images and Photographs have been submitted.
2.	Further, as the project already has legal cases, Principal Bench and which is related to the environment, therefore, the committee decided to take up the matter for appraisal only after the court cases have been resolved. Recent order	There are 3 legal cases sub-judice before the Hon'ble High Court of Delhi and the Hon'ble NGT 1. Challenging the sanctioned plan: A case has been filed in the Hon'ble High Court of Delhi challenging the sanction plan issued by MCD on various grounds. The <u>Delhi Development Authority & Municipal Corporation of Delhi</u> has submitted a reply denying the

ers of hearing in the matter shall be submitted.

said violation and stating that the proposal for grant of the sanctioned plan was considered by the Screening Committee.

There was no violation of any law or procedure in consideration of the matter by the Screening Committee and Technical committee in accordance with the approved Standard Operating Procedure for 'the Regulations of Planned Development of Privately Owned Land', MPD-2021, the Zonal Development Plan and the Building Control Norms.

The clarification from MCD and the DDA has been submitted.

2. A complaint was filed against the PP for removal of trees.

- The matter sub-judice before the Hon'ble High Court of Delhi wherein as per the order dated 04.09.2024, this Hon'ble Court directed the Forest Department to file a status report to ensure de-concretization of 18 no. of trees at the spot and restoration of 01 no. of trees.

- As per the direction of the Hon'ble Court, the representatives of the Forest Department visited the site on 17.10.2024 and observed that no tree was cut, only 01 tree (sheesham) has been fallen at site which was rehabilitated at site with the help of JC B and Hydra machine.

A copy of the status report from the Forest department has been submitted stating the List of existing trees:

Common Name	No. of trees	Status
Peepal	1	Green & Healthy Standing
Silver Oak	3	
Neem	8	
Gulmohar	1	
Amaltas	3	
Mango	1	
Semal	1	
Subabul	2	
Shisham	1	
Dried trees	2	Dried Trees are standing
Total	23	

The Complainant has put the same complaints before the Hon'ble NGT.

3. A case is also filed that construction activities are going on by showing a photo of Hydra machine

The said machine was used to re-root one uprooted tree in compliance of Order dated 04.09.2024 passed by Hon'ble High Court in Cont. Cas(C) No. 1149/2024.


3. PP shall submit the proof that no

No tree cutting has been done at the site. Only 1 tree h

	<p>tree cutting has been done prior to leveling the ground.</p>	<p>As been fell due to a thunderstorm which has already been restored at the site with the help of a hydra machine. The Forest Department after visiting the site has submitted a status report ensuring that no tree was cut, only 01 tree (sheesham) has been fallen at site which was rehabilitated at site with the help of JCB and Hydra machine. Also, no leveling has been done. Undertaking stating the same has been submitted.</p>
<p>4.</p>	<p>PP shall submit the proof that instant project does not require NOC from the Ridge Authority of Delhi.</p>	<p>The plot is an integral part of an already developed B1 block Vasant Kunj. The project site is at a distance of 2.48 km from the Southern ridge. As per the map, the project falls under the building category. Since, this is already a developed residential colony and falls outside the ridge area, hence, the project does not require the NOC from the Ridge Authority of Delhi.</p>

3.3.3. Deliberations by the committee in previous meetings

Date of EAC 1 :24/10/2024



Deliberations of EAC 1 :

The EAC, during deliberations noted the following:

project/activity is covered under item 8(a) 'Building and 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, this proposal was transferred by SEIAA, Delhi to the Ministry as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023 for appraisal at the Central level by sectoral EAC.

er, this project was considered by the State Level Expert Appraisal Committee (SEAC), Delhi in its 146th SEAC meeting held on 12.07.2024 & 147th SEAC meeting held on 25.07.2024. The committee recommended this project for granting EC with specific conditions and general conditions and forwarded it to SEIAA, Delhi. Due to the temporary absence of the SEIAA, Delhi, this proposal was transferred to the Ministry for further necessary actions. Based on the above, the EAC considered this proposal.

committee has noted that 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 total built-up area of 25,650.00 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 3 towers. A total of 138 dwelling units (including main units 74 no., EWS unit 32 no. & CSP unit 32 no.) will be developed. The maximum height of the building is 33.25 m with 3B+S+9 floors.

complaints addressed to the Ministry and the Expert Appraisal Committee vide letter dated 24.09.2024 received from a resident of B-1, Vasant Kunj, New Delhi – 110070 wherein a number of allegations against the PP have been raised which have been listed below:

- ⟨ Violation of Statutory Norms in Sanctioned Layout Plan.
- ⟨ Violation of Regulations for Enabling Planned Development of Privately Owned Lands, 2018.
- ⟨ Violation of Layout Plan of Sector – B, Pocket – 1.
- ⟨ Violation of Population Density Norms.
- ⟨ Acute Shortage of Parking space in B-1 colony.
- ⟨ Procedural Irregularities by DMC sanctioning of Layout Plan.
- ⟨ Irregular Execution of Sale Deed by Purchaser of Land in question.
- ⟨ Environmental Impacts that the project can have.
- ⟨ Likely impact on the Aravalli Ridge's Stability.
- ⟨ Likely impact on the Aravalli Biodiversity Hotspot.
- ⟨ Proposed project designed in isolation without carrying out a detailed analysis. of its impacts on 5000 residents of B-1.
- ⟨ Vulnerable Groups being affected by the project.
- ⟨ Impacts on residents during construction and thereafter.
- ⟨ Writ Petition – CM APPL.52907/2024 & CM APPL.52908/2024 against the said project already being sub-judice before the Hon'ble High Court of Delhi.
- ⟨ Original Application (OA) No. 1171/2024 & Interlocutory Application (IA) No. 456/2024 against the said project already being sub-judice before the Hon'ble National Green Tribunal (NGT), Principal Bench.

132.11.4 The EAC after deliberation observed that the proposed plot of land has already been leveled without prior permission of the Competent Authority. Further, as the project already has legal cases sub-judice before the Hon'ble High Court of Delhi and the Hon'ble NGT, Principal Bench and which is related to the environment, therefore, the committee decided to take up the matter for appraisal only after the court cases have been resolved. Recent orders of hearing in the matter shall be submitted. It was opined that PP shall submit the proof that no tree cutting has been done prior to levelling the ground and proof that instant project does not require NOC from Ridge Authority of Delhi.

In view of the above-mentioned facts and details furnished by the PP, the committee decided to defer the proposal.

The EAC, after deliberations 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.

The committee opined that court case in Hon'ble High Court in the matter are related to approval of Building Plan granted by DDA and 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.

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.

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).

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.

The EAC, only after detailed deliberation of all aspects / issues / allegations, **recommended** granting of Environmental Clearance based only on merits of the said project subject to the following specific conditions and other Standard EC Conditions as specified by the Ministry vide O.M. dated 04.01.2019 for the said project/activity:

3.3.5. Recommendation of EAC

Recommended

3.3.6. Details of Environment Conditions

3.3.6.1. Specific

Specific Conditions	
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).
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.).
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.
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.
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.
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.
7.	PP should make provisions for dual plumbing so that the treated wastewater could be used to compensate against the freshwater requirements for non-potable uses.
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.
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.
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.
11.	PP should construct 2 water fountains in the green area to suppress the dust emissions during the operation phase.
12.	The freshwater requirement shall not exceed 57 KLD during operational phase.
13.	As proposed, wastewater shall be treated onsite in STP of 110 KLD capacity.
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 5.	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 6.	The PP shall comply with all the provisions of The Delhi Preservation of Trees Act, 1994, if applicable.
1 7.	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 " " and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
1 8.	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 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 9.	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.
2 0.	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.
2 1.	The recyclable waste shall be sold to authorized vendors/recyclers.
2 2.	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.
2 3.	Proponent shall ensure the installation of solar lights and LEDs to meet 20 % of the total power requirement.
2 4.	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.
2 5.	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.
2 6.	Project proponent shall essentially comply with all parking norms and standards as applicable.
2 7.	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.

2 8.	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.
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3.3.6.2. Standard

8(a)	Building / Construction
Statutory compliance	
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1 0.	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.
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.
1 0.	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.
1 1.	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.
1 2.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
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 to mitigate the odour problem from STP.
21.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

Noise monitoring and prevention	
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, 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.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms

	with necessary approvals of the State Pollution Control Board.
7.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
10.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
Green Cover	
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	
1.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
null	
1.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation

	of these departments.
Human health issues	
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2.	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
6.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
7.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

9.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP 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.
Specific Conditions	
1.	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques.

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

Expansion of "Group Housing" located at Khasra No. 8/26/2, at Village Kapashera, Tehsil Vasant Vihar, New Delhi by M/s Echo Buildtech Limited. by ECHO BUILDTECH PRIVATE LIMITED located at SOUTH WEST, DE LHI			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
<u>IA/DL/INFRA2/471591/2024</u>	DPCC/SEIAA-IV/P2/C-488/D L/2024	29/06/2024	Building / Construction (8(a))


 TRUE COPY

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

संस्थापना/आर.एच.कर/सं.आर/स्टीएम/सू.आ.बी/२०२१/७५५/३०५६-५९

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-1, Vasant Kunj, New Delhi., VASANT KUNJ, West Delhi, Delhi
स्थल के निर्देशांक / Site Coordinates*	28 31 18.21N 77 09 32.53E, 28 31 18.74N 77 09 33.49E, 28 31 16.34N 77 09 33.87E, 28 31 16.66N 77 09 34.45E, 28 31 16.25N 77 09 34.74E, 28 31 16.34N 77 09 34.91E, 28 31 15.75N 77 09 35.33E, 28 31 17.48N 77 09 35.98E, 28 31 17.65N 77 09 36.27E, 28 31 16.36N 77 09 36.36E, 28 31 16.11N 77 09 36.52E, 28 31 17.76N 77 09 36.57E, 28 31 17.40N 77 09 37.03E, 28 31 16.88N 77 09 37.40E, 28 31 16.68N 77 09 37.90E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	269.82 M
अनुमत्त अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	309.82 M



* 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 विमानपत्तन 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.

ञ) 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 ग्राउंड 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.

ट) 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 I सेक्शन 4 के चैप्टर 6 तथा अनुलग्नक 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 नक्शों 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)



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.



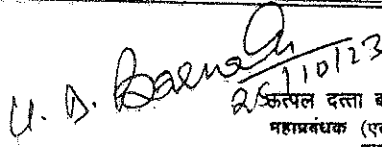

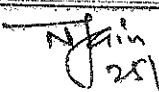
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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/101623/807173

क्षेत्र का नाम / Region Name:

उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	 25/10/23 उत्पल दत्ता बरुआ/UTPAL DUTTA BARUAH महाप्रबंधक (एटीएम)/General Manager (ATM) उत्तरी क्षेत्र / Northern Region भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India एन.ए.टी.एस.कॉम्प्लेक्स/इ.गा.ज. हवाई जंक्शन, नई दिल्ली-37 NATS Complex/IGI Airport, New Delhi-37
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	 25.10.2023 MEENAKSHI SINGH AM(ATM)
द्वारा जांचा गया Verified by	 25/10/23 NAVEEN JAIN DGM (ATM)

ईमेल आईडी / EMAIL ID : noc_nr@aai.aero

फोन/ Ph: 011-25653551

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर 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

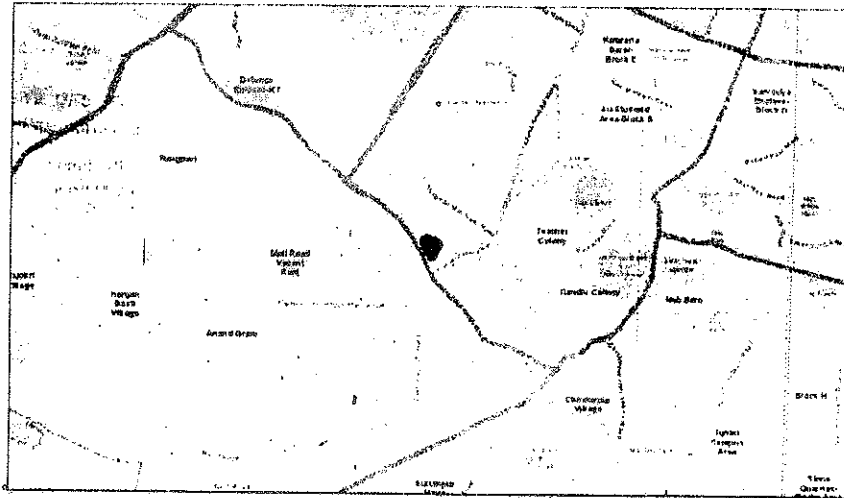
" विन्नी एवरेट्स का सम्मान के " "



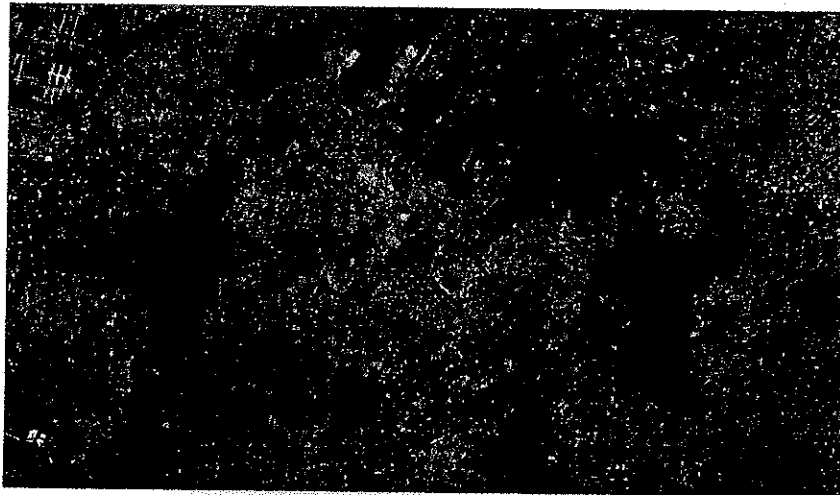
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PALM/NORTH/B/101623/807173

Street View



Satellite View




TRUE COPY

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Rangpuril, New Delhi-110 037 Tel: 91-11-25653566

" जिनकी राखो वीर राखता है "

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
DIRECTORATE OF DELHI FIRE SERVICE: NEW DELHI - 110001

No. F 6/DFS/MS/BP/2024/ 141

Dated: 15/02/2024

To,

The Executive Engineer (Bldg.) HQ
Municipal Corporation of Delhi,
9th floor, Civic Centre, Minto Road
New Delhi 110002

Subject: Regarding approval of building plans from fire safety point of view in r/o Residential Group Housing Building at Kh. No. 1230/2 sec - B, Pkt-1, Vasant Kunj, New Delhi Part of Revenue Estate of Village Mehrauli New Delhi.

Sir,

Please refer to ID No. 10118122 dated 09.02.2024 on the above cited subject. In this connection, this is to inform you that the online building plans in respect of proposed Residential Group Housing Building have been scrutinized by this department from fire safety point of view and observed that there is a proposal of construction of 03 towers (joined together) of Residential Group Housing Building at Kh. No. 1230/2 sec - B, Pkt-1, Vasant Kunj, New Delhi Part of Revenue Estate of Village Mehrauli New Delhi. The details of the proposed building are as under:

S.No.	Particulars	Details		
1.	Occupancy	Group Hosing (Residential)		
2.	No. of floors	3 Basement + Stilt + Ground + 08 upper floors		
3.	Height	Tower- 1 & 2- 33.25 m, Tower-3 (S+G+4) -16.65 meter		
4.	Plot Area	5353.610 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) Residential flats	(T1-726.630, T-2-456.040)- 1182.670 SQM Residential flats
6.	No. of staircases	Each tower is proposed to have 02 staircases of 1.5 m width serving from stilt floor to terrace floor. 01 staircase of tower-1 & 2 is fire tower. 03 staircases of 1.5 m wide are serving the basements. 01 dedicated staircase of 1.5 meter is proposed to serve the transformer room. Staircases serving to basement level are segregated at stilt floor.		
7.	No. of lifts, Ramps	06 no. of passenger lifts and 02 ramps of 6 m width		

There is no objection to this department for the construction of the said building subject to the compliance of the following fire safety recommendations:-

- 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,

- 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 still floor of building alongwith in rack sprinklers in stack parking (if any) as per clause 9.3.9 of UBBL-2016/ NBC part 4, in accordance with BIS: 15105 / 2002, clause H-4 of Annexure H of NBC Part 4. Flow alarm switch/gong shall be incorporated in the installation for giving proper indication/sound. The pressure guage shall also be provided near the testing facility. The entire system including pump capacity and head, size of pipe network, orifice control etc. shall be provided in accordance with the relevant code. Fire service inlet shall also be provided at ground level.
12. **Internal Hydrants and Yard Hydrants:** The down comer system shall be provided in building as per clause 9.3.9 of UBBL-2016 and the same shall conform to IS 3844/1989. Its design shall be such that it can be readily opened in an emergency. Each box shall contain two lengths of 63 mm diameters, 15 m length, rubber line delivery hoses 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,

- 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.

J e 1 10

- f. The fire protection of kitchens if any shall be done as per clause G 5.2 of part 4 NBC 2016
- g. Atrium if any shall strictly meet the requirement of Annexure F of NBC Part-IV.
- h. The fire protection for the steel structure shall be provided as per provision contains in NBC-2016 during the construction.
- i. All safety provisions for the Electric Vehicle Charging Station shall be provided in accordance with Chapter-XI of the notification issued by Central Electricity Authority, published in "Gazette of India" bearing NO. CEI/1/2/2018 dated 28.06.2019 and clause 10.5 (appendix-II), UBBL -2016 amended on 12.02.2020, if any.
- j. All types of electrical installations such as meter box, circuit breaker, main switchgear, electrical vehicle charging port, associated equipments, which acts as energy supply points and can trigger fire hazard are not allowed under or near the staircase. If installed in stilt area, these should be encased with fire retardant material shall be provided as per clause 8.5.2 of modified UBBL 2016.
- k. Nothing in contravention of the notification number CEI/1/9/2020/263-294 dated 03.05.2021, issued by Central Electricity Authority as modified upto date.

The open setback area, use of basement, FAR, height restrictions etc. are not checked as it shall be checked by the concerned building sanction authority. The approval of building plans for the proposed occupancy/layout of the floors shown on the plans shall be valid for a duration of 05 years as per clause 2.4 of UBBL. Any subdivision of the floors, change of trade/ use or re-validation shall only be done with the prior approval of this department. It shall be ensured that provisions of all requisite fire and life safety measures stipulated in UBBL-2016 and National Building Code of India 2016 shall be complied in letter and spirit before the occupancy of the building under intimation to this department. It may also be noted that aforesaid clearance is not an FSC from Delhi Fire Service.

Yours faithfully,

(Atul Garg)
Director

Tel. No. 23414000

9/2/25



TRUE COPY

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 arca JE and found that DJB sewer and water line exists at site.

The competent authority has approved NOC for water and sewer connection subjected to the deposition of IFC charges for water Rs. 3,33,58,129/- and for sewage Rs. 2,00,14,914/- with total amount Rs. 5,33,73,043/- to Delhi Jal Board through NEFT/RTGS in Union Bank of India, Karol Bagh Branch, CBCA01000643, Account No. 510101006106802, IFSC Code-UBIN0902641.

NOC may be issued subjected to the following.

1. Applicant has to deposit IFC charges amounting to Rs. 2,00,14,914/- for sewer and Rs. 3,33,58,129/- for water and total amounting for Rs. 5,33,73,043/- calculated by Delhi Jal Board Planning wing.
2. The applicant has to comply with the general and special condition of planning Water and planning Drainage as enclosed.
3. No Potable water shall be used in construction activities.
4. Rain water harvesting structure as per norms is to be installed by the applicant.
5. NOC will be granted only after deposition of infrastructure charges of DJB.

Regd

(Signature)

(Sawant Singh)
 Executive Engineer (M)-45

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

DELHI JAL BOARD : GOVT. OF N.C.T. OF DELHI
OFFICE OF THE EXECUTIVE ENGINEER (M)-45,
OPPOSITE J BLOCK, MARKET SAKET
NEW DELHI-110017.

NO. DJB/AEE(M)-45/2024/ 533

Date :- 5/2/24

To,


Mr. LALIT JAIN LALIT JAIN HUF THROUGH ITS KARTA MR LALIT JAIN

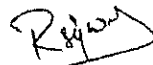
KH NO.1230/2 OLD NO.2792/2026/1675/8
SEC-B PKT-1 VASANT KUNJ N.D
PART OF REVENUE ESTATE OF VILL MEH.

Subject: - Regarding of Delhi Jal Board Water & Sewer NOC for Construction of residential group housing on Khasra No. 1230/2 Old No. 2792/2026/1675/8 Sec-B Pkt-1 Vasant kunj, New Delhi. (OBPS ID No. 10118036).

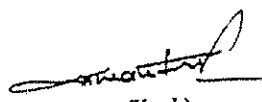
With respect to above, NOC is hereby issued subject to following: -


1. Infrastructure fund charges calculated by Delhi Jal Board planning wing for water comes out to Rs.3,33,58,129/-only vide DJB/EE(Plg.)W-III/2024/594-598 dated 25.01.2024and for sewer comes out to Rs.2,00,14,914/- only vide letter no. DJB/EE(Plg.)DR/2024/101-105 dated 25.01.2024.The total amounts comes out Rs. 5,33,73,043/-. The applicant has deposited IFC charges Rs. 5,33,73,043/- with Delhi Jal Board vide RTGS ref. no. UTIBR52024020300356624 on dated. 03-02-2024.
2. The applicant /developer/builder has to make his own arrangements of entire non potable water of 183210 LPD at his own. Developer/builder has to comply with the general and special conditions of Planning Water Wing and Planning Sewer (drainage wing enclosed) herewith. Potable water will be provided by DJB from nearby water supply network only as per availability at the time of sanction of the water connection after completion of Building which may not fulfill the demand of the applicant. DJB will not be bound to supply water as per the demand. The applicant /developer/builder will have to make his own arrangements. The applicant will not file any claim for any sort of compensation /grievance in the court.
3. Water demand assessment and sewerage demand assessment has been worked out by DJB Planning wing. Developer/builder has to comply with the general and special conditions of Planning Water Wing and Planning Sewer (drainage wing) attached herewith.
4. No potable water shall be used in construction activities.
5. All dues in respect of Delhi Jal Board have to be cleared by the applicant/ developer/builder before seeking sanction of the water and sewer bulk connections.
6. The applicant /developer/builder has to construct RWH structures and recycle waste water treatment plant and to keep them in functional state.


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7. Applicant/owner/builder/developer will be solely and absolutely responsible to ensure all safety and precautionary measures for the safety of workers and machineries in respect of execution/operation and maintenance/cleaning of water and sewerage services (UGR/BPS, sewer lines, manholes, WWTP/Recycle WWTP etc.) to avoid any untoward incident/mishap/accident.
8. All necessary permissions for road cutting for water connection and for connecting the sewerage of the building into the DJB sewerage network has to be obtained by Applicant/owner/builder/developer and at his own cost after obtaining sanction of water connection and sewer connection from DJB after completion of building.
9. Building plan sanctioning authority may also examine the permissibility of the proposed building on this plot before sanction of building plan.


(Sawant Singh)
Executive Engineer(M)-45


SUDHIR GUPTA
B.ARCH. (ARCHITECT)
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23/146 A & B, Vikram Vihar
Lajpat Nagar-IV, New Delhi-110024





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

77
आजादी का
अमृत महोत्सव

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 Meh.

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.

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

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

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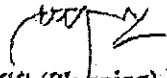
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3. SE(Pig)W
4. SE(Pig)Dr
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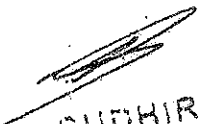
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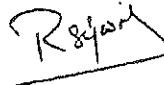
:-with the request to take necessary action in the matter as per merit of case.

:- for kind information please.

:- -do-


EE (Planning) W-III


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



Conditions for Water

Subject: Regarding Issue of NOC in the OBPS portal for Construction of Residential Group Housing on KH NO.1230/2 OLD NO.2792/2026/1676/8 Sec-B , Pkt-1 , Vasant Kunj N.D Part Of Revenue Estate Of VIII Mch.

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/DPC 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 conforming to good engineering practice, DJB shall not be liable /responsible for any mishap/untoward incident inside such campus/premises.
6. The guidelines as of CPHEEO manual (of Department of Housing and Poverty Alleviation), relevant BIS codes, CPWD specifications and other standards and statutory provisions relevant to water distribution system would be binding on the Proponent /Developing Agency of the project.
7. The domestic water tank should not be connected with the static water tank meant for firefighting storage or gardening.
8. The Developing Agency shall intimate to the concerned Executive Engineer (Maintenance) regarding the actual date of start of laying and jointing of water mains at site and will have the work inspected at the time of connection with peripheral main.
9. The developing agency shall connect their internal distribution system with DJB water main at their own cost after getting the approval from this department in presence of the concerned Executive Engineer.

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Lajpat Nagar-IV, New Delhi-110024

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 OBPS, 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: 2685-1971. A clear space of about 200 mm should be kept between the top of the sluice valve spindle and surface box so that valve cap may be easily provided, when the surface box is kept in flush with road level.
20. Water harvesting through storing of runoff water including rain water in all new building on plots of 100 sq. meters. & above shall be mandatory. The plans submitted to the local bodies shall indicate the system of storm water drainage along with points of collection of the water in surface reservoirs or in recharge wells. These provisions will be applicable as per the Public Notice (s) of Central Ground Water Authority issued from time to time.
 - a. As per the modular designs of recharge Chambers for roof top Rain Water Harvesting available on DJB website, a retention capacity of 2 m³ is required for

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 Lajpat Nagar-IV, New Delhi-110024

Revised

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

[Signature]
 EE(Pig.)W-III

[Signature]
 xx

[Signature]
 R. Singh



OFFICE OF THE EXECUTIVE ENGINEER (PLANNING) DRAINAGE
DELHI JAL BOARD: GOVT. OF N.C.T. OF DELHI
VARUNALAYA PHASE-I, JHANDEWALAN, NEW DELHI -110005.
E-mail:- eepdr100@gmail.com

No.DJB/EE(Pig)DR/2024/10/10/05

Dated: 25.01.2024

Ref:
OBPS ID No. 10118036

Subject: CALCULATION OF SEWAGE DISCHARGE AND IFC FOR SEWER FOR
CONSTRUCTION OF RESIDENTIAL GROUP HOUSING ON KH NO.1230/2
OLD NO.2792/2026/1675/8 SEC-B PKT-1 VASANT KUNJ N.D PART OF
REVENUE ESTATE OF VILL MEH.

The total average daily sewage discharge and IFC for the above scheme has been worked out as under:

- i) Total average daily sewage discharge = 134505 LPD
- ii) IFC for Sewer as per prevailing rates based on built up area = ₹ 2,00,14,914/-

NOC is applicable subject to construction and maintenance of Sewage Treatment Plant of adequate capacity for recycling of waste water by the applicant, as per Conditions enclosed.

Please note:-

1. Concerned maintenance division should ensure the deposition of all applicable charges/fee. Suitable adjustment in IFC, if already deposited by the applicant, will be made by the concerned division.
2. The sewage discharge of the proposed block is more than 10 KLD. Any building having up to the consumption of water 12.5 KLD and above subsequent generation of 10 KLD and above of sewage will make a provision of a recycling system of waste water for Horticulture and other non drinking purposes as per the provision of latest building Bye-laws and CPHEEO (Department of Housing and Poverty Alleviation, Govt. of India. The applicant will have to install and maintain a Sewage Treatment Plant for recycling of waste water as per Conditions enclosed.
3. Concerned Maintenance Division shall ensure that applicable IFC for sewer has to be deposited before granting approval of NOC on OBPS Portal.

Please take further necessary action in the matter.

End: Conditions for approval

Report

Sd/-
EE(Pig)DR

EE(M)-45

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

Indy
EE(Pig)DR

SUDHIR GUPTA
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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.2792/2026/1675/8 SEC-B PKT-1 VASANT KUNJ N.D PART OF REVENUE ESTATE OF VILL MEH.

Conditions (Drainage)

Based on the building plan submitted by applicant through online in (OBPS) the IFC has been assessed is as under.

1. The total average daily sewage discharge for this proposed scheme has been calculated as 134505 LPD. IFC amounting to Rs 2,00,14,914/- is applicable & IFC has been calculated on the basis of built up areas of the properties in square feet and rates in different categories of colonies.
2. In case of any change in the built up area is observed at a later stage or due to any inadvertent error in calculation of IFC, IFC will be reworked out on prevailing rates by concerned maintenance division and applicant will be liable to pay the difference. No additional discharge for the above proposed addition / alteration will be allowed. Also, the Rates of IFC at the time of deposition will be applicable.
3. If any addition/alteration is made in the proposed plan in future, the applicant will submit the revised plan/scheme to DJB for revision of sewage discharge and IFC at applicable rates.
4. The Proponent /Developing Agency will provide its own arrangement for collection of the sewage generated, its treatment and the disposal of the same till the peripheral/trunk sewer system is made available by Delhi Jal Board. The STP and septic tank or any other arrangement will be provided by the Proponent /Developing Agency strictly as per the provisions of latest building Bye-laws, CPHEEO guidelines, all IS Codes and as per the guidelines/Regulation of Central/State Environment Department /CPCB/DPCC as applicable.
5. The sewage for Hospital/Hotel/workshop shall have to be treated as per the requirement of latest building Bye-laws and guidelines of CPHEEO manual and relevant IS codes before releasing into DJB network.
6. The operation and maintenance of the sewerage system inside the premises/Individual campus up to the connection point from the DJB sewer line would be with the Proponent/Developing Agency/Occupier. DJB shall not be liable /responsible for any mishap/untoward incident inside such campus/premises.
7. The regulation of quality of Treated Effluent, its Standard, Operation and Maintenance of the STP/SPS/Sewerage system will be as per the guidelines/instructions of the Authority concerned and Proponent/Developing Agency of the project will be solely responsible for implementation of all such guidelines prescribed by the concerned Authority dealing with such regulations. Delhi Jal Board in any manner shall not be responsible for the violation of the regulations.

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

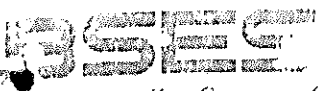
8. The construction/design/operation and maintenance of the STP/SPS /Sewerage system is the sole responsibility of the Proponent /Developing Agency of the project.
9. The guidelines as of CPHEEO manual (of Department of Housing and Poverty Alleviation), relevant BIS codes, CPWD specifications and other 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. CA/1982/08736
 23/146 A & B, Vikram Vihar
 Lajpat Nagar-IV, New Delhi-110024

 EE(P/E)DR

Refused

 TRUE COPY



BSES Rajdhani Power Limited

Key Consumer Cell, 1st Floor, BSES Commercial Office, Nizamuddin West,
Near Petrol Pump, New Delhi - 110013.

CIN : U40109DL2001PLC111527 GST : 07AAGCS3187H2Z3

Tel: +91 11 39997574, 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
Kajipet Nagar IV, New Delhi-110024

TRUE COPY



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

F.1.(1)/LAC/2023/ 1230/2

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:-

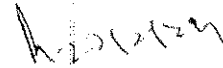
Khasara No	U/S 4 & 6	Award No	Date of Possession	Remarks
New 1230/2 (6-7) OLD No.2797/2026/1675/8 Min	Nil	No Award	No Possession	This land is free from acquisition and along-with duly authenticated Joint inspection report dt. 20.11.2012 the site plan is as per site and authentic and relevant documents 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.


TRUE COPY

Yours faithfully,


N.T.(L.A)
District South

210
ANNEXURE R-13

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

W.P(C) NO 11283 OF 2024

IN THE MATTER OF

Vasant Kunj Residents Welfare Association,
Sector - B, Pocket – 1 & Ors.

...PETITIONERS

VERSUS

Government of National Capital Territory of
Delhi & Ors.

...RESPONDENTS

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THROUGH

Rohan Anand

ROHAN ANAND

A-446 (LGF), DEFENCE COLONY,
NEW DELHI - 110024

EMAIL:

PLACE: NEW DELHI

ROHANANAND@VERTARILEGAL.COM

DATE: 04.08.2024

MOBILE: +91-9968791199

NOTE:

1. True copies of the Annexure have been on record, further, with respect to the other Annexures the Petitioner undertakes to file typed copies of the same as and when required.
2. The main relief is sought against MCD, i.e., Respondent No. 3.

IN THE HIGH COURT OF DELHI AT NEW DELHI
(EXTRAORDINARY CIVIL WRIT JURISDICTION)
W.P(C) NO 11283 OF 2024

IN THE MATTER OF

Vasant Kunj Residents Welfare Association,
Sector - B, Pocket - 1 & Ors.

...PETITIONERS

VERSUS

Government of National Capital Territory of
Delhi & Ors.

...RESPONDENTS

URGENT APPLICATION

To
The High Court of Delhi
New Delhi

Sir
Kindly treat the accompanying Writ petition on an urgent basis and the grounds of urgency are mentioned in the writ petition. Please list the same on 13.08.2024



ROHAN ANAND
A-446 (LGF), DEFENCE COLONY,
NEW DELHI - 110024

PLACE: NEW DELHI
DATE: 04.08.2024

EMAIL:
ROHANANAND@VERTARILEGAL.COM
MOBILE: +91-9968791199

IN THE HIGH COURT OF DELHI AT NEW DELHI
(EXTRAORDINARY CIVIL WRIT JURISDICTION)
W.P(C) NO 11283 OF 2024

IN THE MATTER OF

Vasant Kunj Residents Welfare Association,
Sector - B, Pocket - 1 & Ors.

...PETITIONERS

VERSUS

Government of National Capital Territory of
Delhi & Ors.

...RESPONDENTS

NOTICE OF MOTION

Sir

The enclosed writ petition in the aforesaid matter as being filed on behalf of the Petitioners and is likely to be listed on 13.08.2024 or any date thereafter. Please take notice accordingly.

THROUGH

Rohan Anand

ROHAN ANAND
A-446 (LGF), DEFENCE COLONY,
NEW DELHI - 110024

EMAIL:

ROHANANAND@VERTARILEGAL.COM

MOBILE: +91-9968791199

PLACE: NEW DELHI

DATE: 04.08.2024

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

W.P.(C) NO 11283 OF 2024

IN THE MATTER OF

Vasant Kunj Residents Welfare Association,
Sector - B, Pocket – 1 & Ors.

...PETITIONERS

VERSUS

Government of National Capital Territory of
Delhi & Ors.

...RESPONDENTS

MEMO OF PARTIES

1. Vasant Kunj Residents Welfare

Association, Sector-B, Pocket-1

having its Office at RWA Office,
Sector-B, Pocket-1, Vasant Kunj
New Delhi – 110070.

Email: rwabl.vasant@gmail.com

Phone: 9773622782

...PETITIONER NO. 1

2. Praveen Vohra

R/o Sector B Pocket 1, H. No.1433,
Vasant Kunj, South-West Delhi-110070.

Email: rwabl.vasant@gmail.com

Mobile: 9773622782

...PETITIONER NO. 2

3. Inderpreet Singh Bhatia

R/o Sector B Pocket 1, H. No.1701,
Vasant Kunj, South-West Delhi-110070

Email: rwabl.vasant@gmail.com

Mobile: 9773622782

...PETITIONER NO. 3

VERSUS

1. **Government of National Capital Territory of Delhi.**
Through Secretary
Land & Building Department
B Block, Vikas Bhawan,
New Delhi-110002.
Email: gnetd.scla.skp@gmail.com
Phone: +91-11-43509333
...RESPONDENT NO. 1
2. **Delhi Development Authority**
Through its Vice Chairman
Vikas Sadan, INA,
New Delhi-110023.
Email: pant_arjun@rediffmail.com
Phone: 9811071260
...RESPONDENT NO. 2
3. **Municipal Corporation of Delhi**
Through its Commissioner
24th Floor, Dr. S.P.M. Civic Centre,
Minto Road, New Delhi-100002.
Email: clomcdhq@gmail.com
Phone: 011-49090786
...RESPONDENT NO. 3
4. **M/s R. R. Texknit LLP**
Through its Partner
Office at 137, Jor Bagh,
Lodhi Road, New Delhi-110003.
Email: rksharma@rkjewellers.in
Phone: 9873627270
...RESPONDENT NO. 4
5. **Rakesh Mahajan**
R/o C-1/28,
Safdarjung Development Area,
New Delhi-110016.
...RESPONDENT NO. 5

Email: shreejeestones@yahoo.co.in
Mobile: 9818452599

6. **Sh. Rakesh Mahajan (HUF)**

Office at C-1/28, Safdarjung Development
Area, New Delhi-110016.

Email: shreejeestones@yahoo.co.in
Mobile: 9818452599

...RESPONDENT NO. 6

7. **Nalini Mahajan**

R/o C-1/28, Safdarjung Development Area,
New Delhi-110016.

Email: shreejeestones@yahoo.co.in
Mobile: 9818452599

...RESPONDENT NO. 7

8. **Kunal Mahajan**

R/o C-1/28, Safdarjung Development Area,
New Delhi-110016.

Email: shreejeestones@yahoo.co.in
Mobile: 9818452599

...RESPONDENT NO. 8

9. **Lalit Jain**

R/o C-1/28, Safdarjung Development Area,
New Delhi-110016.

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Mobile: 9818452599

...RESPONDENT NO. 9

10. **Lalit Jain (HUF)**

Office at C-1/28, Safdarjung Development
Area, New Delhi-110016.

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Mobile: 9818452599

...RESPONDENT NO. 10

11. **Pradeep Jain**

R/o C-1/28, Safdarjung Development Area,
New Delhi-110016.

Email: shreejeestones@yahoo.co.in
Mobile: 9818452599

...RESPONDENT NO. 11

12. **Pradeep Jain (HUF)**
Office at C-1/28, Safdarjung Development
Area,
New Delhi-110016.
Email: shreejeestones@yahoo.co.in
Mobile: 9818452599
...RESPONDENT NO. 12
13. **Smt. Parmukta Jain**
R/o C-1/28, Safdarjung Development Area,
New Delhi-110016.
Email: shreejeestones@yahoo.co.in
Mobile: 9818452599
...RESPONDENT NO. 13
14. **Neelam Jain**
R/o C-1/28, Safdarjung Development Area,
New Delhi-110016.
Email: shreejeestones@yahoo.co.in
Mobile: 9818452599
...RESPONDENT NO. 14

THROUGH

Rohan Anand

ROHAN ANAND
A-446 (LGF), DEFENCE COLONY,
NEW DELHI - 110024

EMAIL:

ROHANANAND@VERTARILEGAL.COM

MOBILE: +91-9968791199

PLACE: NEW DELHI
DATE: 04.08.2024

SYNOPSIS

That the Petitioners are residents of Sector B, Pocket-1, Vasant Kunj and by means of the present petition, seek issuance of a suitable writ/order/direction quashing sanction dated 13.05.2024 granted by Respondent Nos. 3 with respect to the development over the land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi ("**Subject Property**"). Further, the Petitioners also seeks suitable directions restraining Respondent No. 1-3 from further granting sanction or approval with respect to development over the Subject Property and prohibiting the Respondents from being permitted to raise any construction on the Subject Property contrary to the brochure (Annexure P-7) and the layout plan (Annexure P-8) as demonstrated to the public by the Respondents. The Petitioner is further seeking directions Minutes of the 368th Screening Committee Meeting as approved by the 368th Screening Committee Meeting dated 22.04.2019, and 370th Screen Committee Meeting dated 17.06.2019 in respect of the subject property. Further, the Petitioners also seeks directions against the Respondents to restore the Subject Property, in terms of the promise as made through the brochure (Annexure P-7) and the layout plan (Annexure P-8) as demonstrated to the public by the Respondents and for quashing the order dated 07.12.2012, passed by the Ld. PO, Appellate Tribunal, MCD allowed the appeal No. 24/AT/MCD/2009 as well as final order and judgment dated 16.07.2016 passed by the Ld. District and Sessions Judge in MCD Appeal No. 04/13.

That on 23.01.1965, land admeasuring 4820 Bighas in the village Mehrauli was notified for acquisition u/s 4 of the Land Acquisition Act, 1894 by Respondent No. 1, which included the Subject Property and thereafter, a notification dated 07.12.1966 under Section 6 of the Act came to be issued in respect of subject land. Subsequently, awards were passed for acquisition of

the subject land, however, the Subject Property was not included in any of the awards by which the lands were acquired in view of the fact that the Subject Property was shown as Gram Sabha land which could not have been acquired, as the land in question was owned by the Respondent No. 1/State itself.

That accordingly, Respondent No. 2 prepared a Scheme on 21.12.1987 in the name of '*Vasant Kunj Residential Scheme*' for planned development of the area including upon the subject land. Respondent No. 2 constructed various flats in terms of the original layout plan prepared by Respondent No. 2, various flats including numbers 1297 to 1312 and 1393 to 1424 (a total of 48 SFS flats) were proposed to be constructed in the Subject Property. In terms of the said layout plan, apart from the flats shown in the Subject Property, all the other flats were constructed and thereafter steps were taken by the Respondent No. 2 to allot the same under the self-financing schemes, issued from time to time by Respondent No. 2.

That subsequently, it transpired that some private builder claiming ownership of the Subject Property, which was earlier earmarked as Gram Sabha land initiated some litigation, and by virtue of the said litigation claimed ownership of the Subject Property and based its claim on the ground that the Subject Property was never acquired by Respondent No. 2, and that the owner was free to raise constructions in accordance with law.

It further transpired that, on an application moved by the said owner, construction was proposed and maps were submitted, which were sanctioned by Respondent No. 3 without considering the Master Plan for Delhi - 2021, wherein it is stated that, Group Housing Society plots must be located on roads 'facing' a minimum width of 18m ROW. However, the Subject Property is located on a very narrow internal residential road, which is only about 13 meters wide. It is submitted that the Subject Property is surrounded by the

residential colony of Sector B, Pocket I and does not have any separate entry and the exit route to enter and exit the Subject Property. Further, by way of RTI reply dated 24.07.2024 by Respondent No.3, it transpires from various inquiries that no environmental clearances as are statutorily required, have been obtained by the private builder for the proposed construction on the Subject Property.

That Respondent No. 4-14 have fraudulently misrepresented the Subject Property and deliberately submitted the wrong map for sanction from Respondent No. 1-3. It is stated that the approved layout plan (Annexure P-13) as submitted by the Respondents No. 4 to 14 is contrary to the layout plan issued by Respondent No. 2 on the basis of which planned development of the residential colony of Sector B, Pocket-I was undertaken.

That the Petitioners has made several representations to the Respondents to highlight the plight of the residents who would be facing hardship, if constructions, as proposed are allowed to be constructed. That the Respondents have turned deaf ears and have not given any heed to the various representations moved from time to time by RWA and have acted in collusion with the private builders in allowing the constructions.

That the proposed construction is absolutely contrary to, *inter alia*, the MPD-2021, various statutory and environmental clearances, as well as the promise as made by Respondent No. 2 through their layout plan based upon which various persons had altered their position and had invested their hard earned money for purchasing the flat with an intent to enjoy a peaceful living over the area, however the said promise now stands unfulfilled by the Respondent No. 2, which is clearly contrary to the promise made by Respondent No. 2 and against the established principles of legitimate expectation and promissory estoppel. The residents of the colony are mostly

senior citizens and have invested heavily through their hard-earned money for living a peaceful life which is not likely to happen in view of the proposed constructions within the colony. It is also relevant to point, that there is no independent access to the Subject Property from any side, and the sole access to the Subject Property is from within Sector-B, Pocket-1 through roads which are otherwise also congested, and keeping in view the density of population likely to increase by occupation of flats as proposed to be constructed, the entire area will lose the sheen and the proposed map as given by the DDA is likely to get altered adversely.

Hence, the present Writ Petition.

LIST OF DATES

DATE	PARTICULARS
23.01.1965	Land admeasuring 4820 Bighas in the village Mehrauli was notified for acquisition u/s 4 of the Land Acquisition Act, 1894 ("LA Act") by Respondent No. 1, which included the land situated at Khasra No. 1230/2 admeasuring 6 Bighas and 7 Biswa (Subject Property)
07.12.1966	That after the issuance of the Section 4 notification, and inviting objections, a notification dated 07.12.1966 under Section 6 of the Act ⁶⁷ came to be issued in respect of the subject land
	That while the subject land was not included in any of the awards mentioned above since the Subject Property was shown as Gram Sabha land which could not have been acquired, as the land in question was owned by the Respondent No. 1/State itself
20.08.1974	That on urbanization of village Mehrauli, the Gram Sabha land vested in Central government and the Central government vide notification No. So-2190 dated 20.08.1974 placed the Gram Sabha Land in various villages at the disposal of the DDA under Section 22(1) of the DDA Act
21.12.1987	Respondent No. 2 prepared a Scheme on 21.12.1987 in the name of 'Vasant Kunj Residential Scheme' for planned development of the

	area including upon the subject land. Respondent No. 2 constructed various flats in terms of the layout plan, as prepared by Respondent made by Respondent No. 2, wherein various flats including numbers 1297 to 1312 and 1393 to 1424 (a total of 48 flats) were proposed to be constructed. In terms of the said layout plan, apart from the flats shown in the Subject Property, all the other flats were constructed and thereafter steps were taken by the Respondent No. 2 to allot the same under the self-financing schemes, issued from time to time by Respondent No. 2
09.05.1994	On allotment and occupations of various flats, a resident welfare association was formed on 09.05.1994 comprising of the flat owners who had purchased or were allotted the flats in the Sector-B Pocket-1 of Vasant Kunj known as ' <i>Vasant Kunj Residents Welfare Association Sector-B, Pocket-1</i> ' (" RWA ")
23.12.2008	That it transpires that Respondents 4 – 14 applied to Respondent No. 3 on 23.08.2008 for sanction of a plan for constructing a Group Housing Society over the subject property. It is pertinent to mention that said application was dismissed by the Standing Committee of Respondent No. 3 on 23.12.2008
07.12.2012	vide order dated 07.12.2012, the Ld. PO, Appellate Tribunal, MCD allowed the appeal No. 24/AT/MCD/2009 filed by Respondent No. 4 to Respondent No. 14 against the order dated 23.12.2008
16.07.2016	That the order dated 07.12.2012 was upheld by the Ld. District and Sessions Judge in MCD Appeal No. 04/13 vide final order and judgment dated 16.07.2016
04.07.2018	Regulations for enabling the Planned Development of Privately Owned Land notified vide Notification No. S.O. 3249(E)
22.04.2019	Approved Minutes of the Meeting of the 368 th Screening Committee Meeting dated 22.04.2019 whereby the Respondent No. 3 failed to consider that as per the Master Plan for Delhi – 2021, Group Housing Society plots must be located on a road 'facing' a minimum width of 18m ROW. However, the subject property in question is located on a

	very narrow internal residential road, which is only about 13 meters wide
2024	It transpired that some private builder claiming ownership of the subject property, which was earlier earmarked as Gram Sabha land initiated some litigation, and by virtue of the said litigation claimed ownership of the Subject Property and based its claim on the ground that the Subject Property was never acquired by Respondent No. 2, and that the owner was free to raise constructions in accordance with law
04.08.2024	Hence, the present Writ Petition

IN THE HIGH COURT OF DELHI AT NEW DELHI
(EXTRAORDINARY CIVIL WRIT JURISDICTION)
W.P(C) NO 11283 OF 2024

IN THE MATTER OF

VASANT KUNJ RESIDENTS WELFARE ...PETITIONERS
ASSOCIATION, SECTOR - B, POCKET - 1
& ORS.

VERSUS

GOVERNMENT OF NATIONAL CAPITAL ...RESPONDENTS
TERRITORY OF DELHI & ORS.

WRIT PETITION UNDER ARTICLE 226 OF THE CONSTITUTION OF INDIA QUASHING OF SANCTION DATED 13.05.2024 GRANTED BY RESPONDENT NOS. 3 WITH RESPECT TO THE DEVELOPMENT OVER THE LAND SITUATED AT KHASRA NO. 1230/2 (NEW) ADMEASURING 6 BIGHAS AND 7 BISWA SITUATED IN SECTOR-B, POCKET-1 AND SUITABLE DIRECTIONS RESTRAINING RESPONDENT NO. 1-3 FROM FURTHER GRANTING SANCTION OR APPROVAL WITH RESPECT TO DEVELOPMENT OVER THE SUBJECT PROPERTY AND PROHIBITING THE RESPONDENTS FROM BEING PERMITTED TO RAISE ANY CONSTRUCTION ON THE SUBJECT PROPERTY CONTRARY TO THE BROCHURE (ANNEXURE P-7) AND THE LAYOUT PLAN (ANNEXURE P-8) AS DEMONSTRATED TO THE PUBLIC BY THE RESPONDENTS AND QUASHING OF OF THE MINUTES OF THE 368TH SCREENING COMMITTEE MEETING AS APPROVED BY THE 368TH SCREENING COMMITTEE MEETING DATED 22.04.2019, AND 370TH SCREEN COMMITTEE MEETING DATED 17.06.2019 IN RESPECT OF THE SUBJECT PROPERTY DIRECTIONS AGAINST THE RESPONDENTS TO RESTORE THE SUBJECT PROPERTY, IN TERMS OF THE PROMISE AS MADE THROUGH THE BROCHURE (ANNEXURE P-7) AND THE LAYOUT PLAN (ANNEXURE P-8) AS DEMONSTRATED TO THE PUBLIC BY THE RESPONDENTS AND FOR QUASHING THE ORDER DATED 07.12.2012, PASSED BY THE LD. PO, APPELLATE TRIBUNAL, MCD ALLOWED THE APPEAL NO. 24/AT/MCD/2009 AS WELL AS FINAL ORDER AND JUDGMENT DATED 16.07.2016 PASSED BY THE LD. DISTRICT AND SESSIONS JUDGE IN MCD APPEAL NO. 04/13.

MOST RESPECTFULLY SHOWETH:

1. That by means of the present petition, the Petitioners seek issuance of a suitable writ/order/direction quashing of sanction dated 13.05.2024 granted by Respondent Nos. 3 with respect to the development over the land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi ("Subject Property"). Further, the Petitioners also seeks suitable directions restraining Respondent No. 1-3 from further granting sanction or approval with respect to development over the Subject Property and prohibiting the Respondents from being permitted to raise any construction on the Subject Property contrary to the brochure (Annexure P-7) and the layout plan (Annexure P-8) as demonstrated to the public by the Respondents. The Petitioner is further seeking quashing of the Minutes of the 368th Screening Committee Meeting as approved by the 368th Screening Committee Meeting dated 22.04.2019, and 370th Screen Committee Meeting dated 17.06.2019 in respect of the subject property. Further, the Petitioners also seeks directions against the Respondents to restore the Subject Property, in terms of the promise as made through the brochure (Annexure P-7) and the layout plan (Annexure P-8) as demonstrated to the public by the Respondents and for quashing the order dated 07.12.2012, passed by the Ld. PO, Appellate Tribunal, MCD allowed the appeal No. 24/AT/MCD/2009 as well as final order and judgment dated 16.07.2016 passed by the Ld. District and Sessions Judge in MCD Appeal No. 04/13.

A true copy of the letter dated 13.05.2024 issued by Respondent No. 3 granting sanction for construction on the Subject Property is annexed herewith and marked as **ANNEXURE P-1**

A true copy of the Minutes of the 368th Screening Committee Meeting as approved by the 368th Screening Committee Meeting dated 22.04.2019, and 370th Screen Committee Meeting dated 17.06.2019 in respect of the subject property is annexed herewith and marked as **ANNEXURE P-2 (COLLY)**

A true copy of the order dated 07.12.2012 passed by the Ld. PO Appellate Tribunal, MCD in appeal No. 24/AT/MCD/2009 is annexed herewith and marked as **ANNEXURE P-3.**

A true copy of the final order and judgement dated 16.07.2016 passed in in MCD Appeal No. 04/13 has been annexed herewith and marked as **ANNEXURE P-4**

PARTIES

2. That the Petitioners are the residents of Sector B, Pocket-1, Vasant Kunj by virtue of the allotment/subsequent purchase and have filed the present petition, in view of the fact that their rights as promised by Respondent No. 2 – DDA are being proposed to be infringed. Petitioner No. 1 is the resident welfare association of Sector B, Pocket-1, Vasant Kunj and have authorised Mrs. Preeti Vohra, Secretary of Petitioner No. 1 association, *vide* authority letter dated 20.07.2024 to file the captioned petition. Petitioner No. 2 & 3 are residents of Sector B, Pocket-1, Vasant Kunj, who are residing near the Subject Property. A true copy of the authority letter dated 20.07.2024 has been annexed along with the present petition.
3. That Respondent No. 1 is the Government of NCT of Delhi, through the Land and Building Department and is responsible for matters related to acquisition of land on the request of government departments/Agencies for planned development of Delhi and other projects.

4. Respondent No. 2 is the Delhi Development Authority and is responsible for the planned development of Delhi. Respondent No. 3 is the Municipal Corporation of Delhi and is responsible for governing the municipal corporation of Delhi. That Respondent No. 4 to Respondent No. 14 are the alleged co-owners of the Subject Property who are claiming ownership over the land on the basis of illegal ownership of documents.
5. That Respondent No. 1 to Respondent No. 3 fall within the ambit of 'State' within the meaning of Article 12 of the Constitution of India and are thus amenable to Writ Jurisdiction under Article 226 of the Constitution of India.

BRIEF FACTS:-

6. That on 23.01.1965, land admeasuring 4820 Bighas in the village Mehrauli was notified for acquisition u/s 4 of the Land Acquisition Act, 1894 ("LA Act") by Respondent No. 1, which included the land situated at Khasra No. 1230/2 admeasuring 6 Bighas and 7 Biswa.

A true copy of the notification dated 23.01.1965 issued under Section 4 of the LA Act and marked as ANNEXURE P-5
7. That Sector B, Pocket 1, including other sectors, situated in the area known as Vasant Kunj, New Delhi, were acquired by Respondent No. 1 and the intention to acquire the land was duly demonstrated, which included the entire land, including the Subject Property, where the constructions are proposed to be carried out by the Co-owners/Respondents 4 - Respondent No. 13 herein.

8. That after the issuance of the Section 4 notification, and inviting objections, a Notification dated 07.12.1966 under Section 6 of the Act came to be issued which included the Subject Property.

A true copy of the Notification dated 07.12.1966 issued under Section 6 of the LA Act is annexed herewith and marked as **ANNEXURE P-6**

9. That it transpires that the land included in the Declaration under Section 6 of the LA Act had been acquired by way of various Awards that are mentioned below:

Sr. No.	Award No.	Area (Bigha-Biswa)
1.	80/70-71	486-03
2.	80A/70-71/Supp.	301-04
3.	80B/70-71/Supp.	36-14
4.	80C/70-71/Supp.	38-18
5.	80D/70-71/Supp.	25-00
6.	80E/70-71/Supp.	2778-16
7.	80F/70-71/Supp.	93-02
8.	80G/70-71/Supp.	28-11
	TOTAL	3788-08

10. That it is pertinent to mention that the Respondents are seeking to contend that the Subject Property was not included in any of the Awards mentioned above. It is pertinent to mention that irrespective of the question as to whether the Subject Property was acquired or not, it is to submit that since the Subject Property, was being shown as *Gram Sabha land*, and on urbanization of village Mehrauli, the Gram Sabha land vested in Central government and the Central Government vide Notification No. So-2190

dated 20.08.1974 placed the Gram Sabha Land in various villages at the disposal of the DDA under Section 22(1) of the DDA Act.

11. That Respondent No. 2 prepared a Scheme on 21.12.1987 in the name of '*Vasant Kunj Residential Scheme*' for planned development of the area, including upon the Subject Property. Respondent No. 2 constructed various flats in terms of the layout plan, wherein various flats including numbers 1297 to 1312 and 1393 to 1424 (a total of 48 SFS flats) on the Subject Property were proposed to be constructed. In terms of the layout plan, it was proposed that green area including lawns as well as parking spaces would also be constructed over the layout plan. In terms of the said layout plan, apart from the flats and other amenities shown in the Subject Property, all the other flats were constructed and thereafter steps were taken by the Respondent No. 2 to allot the same under the self-financing schemes, issued from time to time by Respondent No. 2.
12. That in pursuance of the said allotment offer, the brochure plan as well as the layout plan, various persons including the members of the Petitioners, had applied for the flats and were accordingly allotted flats. In terms of the subsequent allotment on various dates made to various allottees, the residents were offered flats on various dates to the allottees in respect to flats. Thereafter, payments were made, and conveyance deeds were also executed by Respondent No. 2 in respect of various allotments made to various allottees. However, the Petitioners are not pleading these facts and attaching the documents pertaining to the allotment and conveyance for the sake of brevity and undertake to provide any document and or clarity to this Hon'ble Court as and when required.

A true copy of the Original Brochure issued by Respondent No. 2 of the Self-Financing Housing Scheme of Vasant Kunj (B-1) has been annexed herewith and marked as ANNEXURE P-7.

A true copy of the original layout plan issued by Respondent No. 2 showing the scheme of Sector-B, Pocket-1, Vasant Kunj is annexed herewith and marked as ANNEXURE P-8

13. Consequently, on allotment and occupations of various flats, a resident welfare association was formed on 09.05.1994 comprising of the flat owners who had purchased or were allotted the flats in the Sector-B Pocket-1 of Vasant Kunj known as *Vasant Kunj Residents Welfare Association Sector-B, Pocket-1* ("RWA").

A true copy of the certificate of incorporation of Petitioner No. 1 has been annexed herewith and marked as ANNEXURE P-9

14. That the RWA, since its formation took various steps for taking care of the common amenities and the welfare of the residents of Sector-B, Pocket-1, to promote the common living, which was also the object of Respondent No. 2. Subsequently, the Subject Property was left vacant for the reasons best known to the Respondents and no constructions of flats as was proposed on the Subject Property was ever done by Respondent No. 2.
15. That it was the endeavour of the RWA that the flats either be constructed as proposed in the layout scheme or the area in question be left or be used as common green area for providing common facilities to the residents. Further, it is worthwhile to mention that the entire Sector-B Pocket-1 comprises of as many as three entry gates and three exit gates from Aruna Asaf Ali Road, Delhi Jal Board Road and DAV school roads. The approach roads within the colony are approximately 13 meters wide and with passage

of time and increase of traffic, the roads have become very congested and the residents find it very difficult to approach the properties owing to the traffic and the increase of number of vehicles in respect of the various flat-owners.

16. It is to submit that the following facts have recently come to the knowledge of the Petitioners:

A. That one Kartar Singh, claiming ownership of the Subject Property, which was earlier earmarked as Gram Sabha land, initiated some litigation, and by virtue of the said litigation, which was without jurisdiction and a nullity, claimed ownership of the Subject Property and based its claim on the ground that the Subject Property was never acquired by Respondent No. 2, and that the owner was free to raise constructions in accordance with law.

B. In the year 1995, the Subject Property was allegedly purchased by Respondent No. 4 to Respondent No. 14 vide sale deed dated 05.04.1995, and mutation was carried out in the name of Respondent No. 4 to Respondent No. 14 in the Revenue Record.

C. That Respondents 4 to 14 applied to Respondent No. 3 on 23.08.2008 for sanction of a plan for constructing a Group Housing Society over the Subject Property. It is pertinent to mention that said application was dismissed by the Standing Committee of Respondent No. 3 on 23.12.2008.

D. That vide order dated 07.12.2012 (already annexed as **Annexure P-3**), the Ld. PO, Appellate Tribunal, MCD allowed the appeal No. 24/AT/MCD/2009 filed by Respondent No. 4 to Respondent No. 14 against the order dated 23.12.2008. That the said order dated 07.12.2012 was upheld by the Ld. District and Sessions Judge in MCD Appeal No.

04/13 vide final order and judgment dated 16.07.2016 (already annexed as **Annexure P-4**)

E. That on an application moved by the Respondent No. 4 to Respondent No. 14, construction was proposed, and maps were submitted as per the Regulations for enabling the Planned Development of Privately Owned Land notified vide Notification No. S.O. 3249(E) dated 04.07.2018 which were sanctioned by Respondent No. 2 and Respondent No. 3 without any application of mind and the same was subsequently intimated to the Petitioners by way of RTIs.

A true copy of the Regulations for enabling the Planned Development of Privately Owned Land notified vide Notification No. S.O. 3249(E) dated 04.07.2018 is annexed herewith and marked as **ANNEXURE P-10**

F. That the Petitioners have only recently learnt that such plan has been sanctioned by the Respondents, by way of reply to RTI application bearing no. PIO/EE(B)/HO/RTI/D.270, whereby Respondent No. 3 vide RTI its reply dated 24.07.2024 provided the following documents to the Petitioners:-

- a) Copy of reply sent by Respondent No. 3 to RTI application bearing no. PIO/EE(B)/HO/RTI/D.270 (annexed herewith as **ANNEXURE P-11.**);
- b) Copy of letter dated 16.09.2019 bearing no. F.No. ACA-I/SZ/HUPW/DDA/2019/(4)/SCM/SDMC/D-02 issued by Respondent No. 2 approving the layout plan for construction over the Subject Property (annexed herewith as **ANNEXURE P-12.**);

- c) Minutes of the 368th Screening Committee Meeting as approved by the 368th Screening Committee Meeting dated 22.04.2019, and 370th Screen Committee Meeting dated 17.06.2019 in respect of the subject property (annexed herewith as **ANNEXURE P-2 (Colly)**);
- d) Copy of layout plan submitted by the Respondent No. 4 to 14 and approved by Respondent No. 2 (annexed herewith as **ANNEXURE P-13.**);
- e) Copy of final order and judgement dated 16.07.2016 passed in in MCD Appeal No. 04/13 (already annexed herewith as **ANNEXURE P-4.**);
- f) Copy of letter dated 13.05.2024 issued by Respondent No. 3 granting sanction for construction on the Subject Property (annexed herewith as **ANNEXURE P-1.**).

It is submitted that the Petitioners have now also been able to obtain the Minutes of the 368th Screening Committee Meeting attended by the officials of DDA, Minutes of the 368th Screening Committee Meeting as approved by the 368th Screening Committee Meeting dated 22.04.2019, and 370th Screen Committee Meeting dated 17.06.2019 in respect of the subject property.

17. On a bare perusal of the above-mentioned documents, it is evident that Respondents No. 1-3 have unlawfully and without due consideration, approved the layout plan for construction on the Subject Property. This approval is in violation of the applicable rules, regulations, and laws on the following bases:-

- i. The proposed construction at the Subject Property is absolutely illegal and malafide. No sanction of any Group Housing could have been granted in respect of the said property, *inter alia*, on the ground that the Subject Property is not located on any road with 18m Right of Way on any side. The 368th SCM specifically states that the Subject Property is surrounded by 13.0M ROW on three sides. However, in a clearly illegal and malafide manner, seems to suggest that the approach to Sector - B Pocket -1 is from 24M ROW road, the entire pocket qualifies for Group Housing. It is to submit that the requirement under the aforesaid provision of MPD-2021 is that plot for Group Housing should be **facing** 18M ROW. In the present case, the application for Group Housing was being considered only in regard to the Subject Property and not the entire pocket. Hence, it is clear that the said decision is completely illegal and malafide.
- ii. That the Respondent No. 4-14 have fraudulently misrepresented the Subject Property and deliberately submitted a false map for sanction from Respondent No. 1-3. It is stated that the approved layout plan (Annexure P-13) is contrary to the original layout plan issued by Respondent No. 2 (Annexure P-8) on the basis of which planned development of the residential colony of Sector B: Pocket-1 was undertaken. Infact submission of the said false map amounts to playing fraud and the sanction is liable to be revoked on this short ground alone. A side by side comparison of the layout plan as submitted by the Respondent No. 4 to Respondent No. 14 to the Respondent No. 2 and 3 vis a vis the original layout plan would show that the Respondent Nos. 4 to 14 have deliberately tried to mislead the Respondent authorities so as to give an impression that the subject property has independent ingress and outgress, even though

the subject property is located in the heart of Sector B, Pocket 1 and has no independent ingress and outgress, and the only way to reach the subject property is through within the narrow roads of the colony. It is also pertinent to mention that the layout plan submitted by Respondent Nos. 4 to 14 has sought to include flats, resident parking spaces and colony parks which are already constructed and are an integral part of the SFS scheme of Sector B, Pocket 1 as constructed by Respondent No 2 in terms of the 1987 scheme.

A true copy of the side by side comparison of the layout plan submitted by the Respondent Nos. 4 to 14 vis a vis the original layout plan is annexed herewith and marked as **ANNEXURE P-14**.

- iii. The Subject Property was Gram Sabha land as per the revenue record, that a Group Housing Society must be located on a road facing 18m Right of Way (ROW), but the Subject Property is located on a very narrow internal residential road which is less than 18m. Further, the Respondent No. 3 failed to consider that the land approach roads within the colony are otherwise also narrow.
 - iv. No Environment Impact Assessment has been done and that if the proposed constructions are permitted to be raised, it would adversely affect the living and would entirely spoil the purpose for which the scheme was framed as proposed by Respondent No. 2.
18. It is submitted that Respondent No. 2 and Respondent No. 3 have accorded sanction with respect to the subject property in grave violation of the Master Plan of Delhi. That as per the Master Plan for Delhi – 2021, Group Housing Society plots must be located on roads 'facing' a minimum width of 18m ROW. However, the Subject Property in question is located on a very

narrow internal residential road, which is only about 13 meters wide. It is submitted that the Subject Property does not have any separate entry and the exit route to enter and exit the Subject Property and all routes would have to go through the residential colony of Sector B, Pocket-1. Clause 4.4.3(B)(ii) of the Master Plan of Delhi 2021 is quoted as under:-

ii. Plots for group housing should be located on roads facing a minimum width of 18 m ROW (7.5m ROW for Redevelopment Areas / Rehabilitation area / Special Area / Village (Lal Dora / Firni) / Extended Lal Dora)

19. That the RWA is basically working on the funds provided by the flat owners for the benefit of the residents and are short of funds to fight expensive litigation with the Respondents. As such, various representations were moved from time to time to the Respondents to highlight the plight of the residents who would be facing hardship, if constructions, as proposed are allowed to be constructed. That the Respondents have turned deaf ears and have not given any heed to the various representations moved from time to time by the Petitioners and have acted in collusion with the private builders in allowing the constructions.

A true copy of the representations sent by the Petitioners from time to time to various authorities have been annexed herewith and marked as ANNEXURE P-15 (COLLY).

20. That the Petitioners was shocked to learn that the Respondent No. 4-7 illegally and fraudulently got a map sanctioned for the Subject Property and have also applied for electricity connection which has been granted by Respondent No. 3. That, after the sanction of map allegedly as claimed by Respondent No. 4 to 14 and the grant of electricity connection, the residents were shocked to see that the levelling etc. of the ground had started with an intent to start constructions in the near future. It is pertinent to note that

anti-social elements claiming to be involved in the construction on the Subject Property, have started harassing the residents and creating nuisance in Sector-B, Pocket-1.

21. That it further transpires from various inquiries that no environmental clearances as are statutorily required, have been obtained by Respondent No. 4-14 and no District Survey Report has ever been prepared. However, the Petitioners is not having the complete file and records to demonstrate the illegalities which shall be done after the information as sought by the Petitioners through the representation under RTI are provided by the respective government agencies. However, the concerned government agencies in their reply to the RTI have failed to provide the complete information to the Petitioners, pertaining to the Subject Property.

A true copy of the RTIs filed by the Petitioners and the replies received from the concerned government agencies is annexed herewith and marked as **ANNEXURE P-16 (COLLY)**

A true copy of the RTI reply dated 24.07.2024 received by the Petitioner is annexed herewith and marked as **ANNEXURE P-17**

22. A copy of the original plan of Sector B, Pocket-1, Vasant Kunj has already been annexed as **Annexure P-8**. In the said plan, the subject property is shown in colour GREEN. The approach roads to the subject property are being shown in colour RED. The roads which the Respondent Authorities seek to rely upon for sanctioning of the plan for Group Housing are shown in colour BLUE. A bare perusal of the said plan would show that none of the roads which are over 18M ROW are facing the subject property.
23. That the proposed constructions are absolutely contrary to the promise as made by Respondent No. 2 through their layout plan based upon which

various persons had altered their position and had invested their hard earned money for purchasing their flats with an intent to enjoy a peaceful living over the area, however the said promise now stands unfulfilled by the Respondents, which is clearly contrary to established principles of legitimate expectation and promissory estoppel. That the residents of the colony are mostly senior citizens and have invested heavily through their hard-earned money for living a peaceful life which is not likely to happen in view of the proposed constructions within the colony. It is also relevant to point, that there is no independent access to the Subject Property, and the access to the Subject Property is from within Sector-B, Pocket-1 through roads which are otherwise also congested, and keeping in view the density of population likely to increase by occupation of flats as proposed to be constructed, the entire area will lose the sheen and the proposed map as given by the DDA is likely to get altered adversely.

GROUND:

23A The aforementioned mala fide and motivated acts and omissions of the Respondents have left the Petitioners with no other remedy but to approach this Hon'ble Court on the following grounds that are being taken without prejudice to each other:-

- A. **BECAUSE** the proposed construction in the Subject Property would cause grave prejudice to the quality of life of over 5000 residents of Sector-B, Pocket-1;
- B. **BECAUSE** no plan for any Group Housing Project could have been sanctioned in respect of the subject property inasmuch as it does not fulfil the mandatory requirements of MPD-2021.

- C. **BECAUSE** there does not exist any 18M ROW road facing the subject property and hence no such permission can be granted by Respondent Nos. 1-3.
- D. **BECAUSE** the Respondents cannot rely upon existence of any road which is not facing the subject property or abuts the entire pocket.
- E. **BECAUSE** the Regulation for Enabling the Planned Development of Privately Owned Lands itself provides that the development activity shall be in conformity with the existing development on majority of the plots adjacent / surrounding the said land parcel, irrespective of applicable development control norms (Refer Clause 4.4 and 5.5). No consideration has been given to the said provisions and therefore any sanction is liable to be set aside on this short ground alone.
- F. **BECAUSE** the members of the Petitioners invested their hard-earned money to purchase the flats in Sector-B, Pocket-1 on the basis of the representations of the Respondents that the Subject Property would be utilized for the planned development of Delhi in terms of the Vasant Kunj Scheme and did not include any private colony or development in the Subject Property. It is submitted that the residents had applied for allotment of flats pursuant to the plan projected by Respondent No. 2 way back in the year around 1985, and this plan did not include any private colonies/development within the residential plan of Sector B, Pocket 1;
- G. **BECAUSE** the proposed construction in the Subject Property is contrary to the Master Plan of Delhi. It is submitted that there cannot be two different group housing schemes of two entities within the four corners surrounded by flats of Sector B, Pocket - 1. It is submitted that

the subject property was part and parcel of the layout plan sanctioned by the Respondent No. 2 – DDA, which was prepared way back in 1985. It is submitted that the subject property is fully occupied by residents from all sides since the last 32 years.

- II. **BECAUSE** the proposed constructions seek to build more than 7 floors in the Subject Property which is violative of the notification dated 04.07.2018 titled "*Regulations for enabling the Planned Development of Privately Owned Lands*", which states that development activity in privately owned lands has to be in conformity with the existing development of the surrounding land parcel. It is submitted that the Subject Property is surrounded by DDA SFS flats which go up to 3-4 floors only and the proposed constructions would, *inter alia*, abridge the easement right etc. of the Petitioners and other existing residents;
- I. **BECAUSE** as per the Master Plan for Delhi – 2021, Group Housing Society plots must be located on a roads 'facing' a minimum width of 18m ROW. However, the subject property in question is located on a very narrow internal residential road, which is only about 13 meters wide. It is submitted that the subject property does not have any separate entry and the exit route to enter and exit the subject property and all routes would have to go through the residential colony of Sector B, Pocket 1. Clause 4.4.3(B)(ii) of the Master Plan of Delhi 2021 is quoted as under.
- ii. Plots for group housing should be located on roads facing a minimum width of 18 m ROW (7.5m ROW for Redevelopment Areas / Rehabilitation area / Special Area / Village (Lal Dora / Firni) / Extended Lal Dora)*
- J. **BECAUSE** it is evident from the approved minutes of the Screening Committee (SCM) meeting held on 22.04.2019, the land in question has

been merged with built up B-1 colony unfairly with a view to overcome constraints imposed by MPD 2021. It is apparent from approved minutes of SCM of 22.04.2019 that the feeding roads to the B-1 colony which is more than 18ms wide R/W on western, northern and southern side has been considered deceptively as 18m feeding roads to the land in question, in contravention of Sec 4.4.3B of MPD 2021 relating to criteria laid down for residential plots to be eligible as 'Group Housing Plots'.

K. **BECAUSE** As per Sec 4.4.3B (ii) of MPD 2021, group housing plot should be located on roads *facing* a minimum width of 18m ROW. On the contrary, the land in question is bound by internal residential roads facing a width of less than 18m on southern, Eastern and Western side and parking of B-1 housing/lawn on the north western side. The land in question, therefore, does not qualify as Group Housing plot as per Sec 4.4.3B(ii). However, group housing norms as laid down Sec 4.4.3B has been applied to the land in question to confer undue advantages to the alleged builder at the expense of easement rights of existing residents of B-1, Vasant Kunj.

L. **BECAUSE** before sanction of any plans, Respondent Nos. 1-3 have an obligation to consider issues pertaining to civic amenities enjoyed by the inhabitants of the area. The issue of availability of parking required consideration by the Competent Authority. It is to submit that the existing physical infrastructure cannot support setting up of any Group Housing in the area. Infact even the sewage system available in the area is barely able to support the existing infrastructure. If any Group Housing Project is permitted, the entire infrastructure would crumble leading to huge losses to the inhabitants of the area.

- M. **BECAUSE** Respondent No. 4-14 have submitted a false map for approval to Respondent No. 1-3 which amounts to playing fraud and the subsequent sanction granted by Respondent No. 1-3 is liable to be revoked on this ground alone;
- N. **BECAUSE** as per the original layout plan of B-1 housing scheme, a total of 48 DDA SFS were planned for construction on the land in question. It appears that in the sanctioned building plan of the alleged developer, 71-72 dwelling units have been proposed. Additional dwelling unit over and above planned 48 SFS dwelling units infringes the upper limit of density of population originally envisaged for B-1 Housing scheme;
- O. **BECAUSE** as per the Delhi Municipal Corporation Act, 1957, building plans can only be sanctioned by the Standing Committee of Respondent No. 3. As on date, the Standing Committee of Respondent No. 3 has yet been constituted. It is not known as to how the building plan which is much more worth more than 5 crores has been sanctioned, without following the due process of law;
- P. **BECAUSE** at present the physical infrastructure of the residential colony is not geared to accommodate additional number of flats as proposed by the Respondents. It is submitted that any further residential activity would have serious impact on the existing physical infrastructure and on the quality of life of the residents.
- Q. **BECAUSE** Sector B, Pocket I, is a densely populated pocket having 1021 number of flats with a population of more than 5000 residents. It is submitted that today, each flat has at least 2 cars, resulting in significant congestion in the area. As a result, vehicles are parked on

internal as well as external roads which are causing severe congestion in the internal roads. It is submitted that instead of fixing this problem of acute congestion in the existing pocket, the actions of the respondents would aggravate the already critical situation by proposing to build another Group Housing Scheme within the confines the colony;

- R. **BECAUSE** it is submitted that any construction on the subject property, which is surrounded by residential flats would completely violate the easement rights of residents of B-1, which ought to have been factored in by the authorities;
- S. **BECAUSE** it is submitted that it has come to the knowledge of the Petitioners, that the sanctioned plan has been sanctioned without obtaining the relevant environmental clearances including the preparation of a District Survey Report, which would be imperative to determine the impact of the proposed construction on the surrounding area;
- T. **BECAUSE** it is well settled that the doctrine of promissory estoppel is applicable against the Government also particularly where it is necessary to prevent fraud or manifest injustice. It is submitted that various persons had altered their position and had invested their hard earned money for purchasing the flat with an intent to enjoy a peaceful living over the area, however the said promise now stands unfulfilled by the Respondent No. 2, which is clearly contrary to the established principles of legitimate expectation and promissory estoppel;
- U. **BECAUSE** it is well settled that in all state actions, the State and all its instrumentalities have to conform to Article 14 of the Constitution of which non-arbitrariness is a significant facet. There is no unfettered

discretion in public law: A public authority possesses powers only to use them for public good. This imposes the duty to act fairly and to adopt a procedure which is *'fairplay in action'*. It is submitted that in the present case, the conduct of the Respondents is completely arbitrary and does not conform to the standards enshrined under Article 14 of the Constitution of India.

- V. **BECAUSE** the order dated 07.12.2012, passed by the Ld. Appellate Tribunal, MCD and the judgment dt. 16.07.2016 passed by Ld. District and Sessions Judge in MCD Appeal No. 04/13 are liable to be set aside inasmuch in the said judgments no consideration has been laid to the fact that the land was a Gram Sabha land and the same vested in the Central Government and thus, Respondent Nos. 4-14 had no right thereupon. The Petitioners herein was not a party to the said proceedings and was thus not aware of the same. Hence, said orders could not be challenged at an earlier date. It is to submit that to the best of the information of the Petitioners, the land does not belong to Respondent Nos. 4-14.
24. That the land in dispute lies in Vasant Kunj, New Delhi. Therefore, this Hon'ble Court possesses the necessary jurisdiction under Article 226 of the Constitution of India over the present dispute based on the unconstitutional conduct of the Respondents.
25. That against the arbitrary, illegal and unjustified acts of the Respondents, the Petitioners has no alternate remedy available except to approach this Hon'ble Court under Article 226 of the Constitution of India

26. The Petitioners has not filed any other proceeding or Petition on the same or similar cause of action praying for similar relief either before this Hon'ble Court or any other Courts/Tribunals.
27. The present Petition has been filed in *bona fide* and in the interests of justice.

PRAYER

In view of the above, it is most respectfully prayed that this Hon'ble Court may be pleased to issue a Writ, Order or Direction in the nature of:-

- a) **CERTIORARI**, thereby quashing sanction dated 13.05.2024 [Annexure P-1] granted by the Respondent No. 3 with respect to the development over the Subject Property being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;
- b) **PROHIBITION**, thereby restraining Respondent Nos. 1-3 from granting any further Sanction or approval with respect to any development over the Subject Property, being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;
- c) **CERTIORARI**, thereby quashing the Minutes of the 368th Screening Committee Meeting as approved by the 368th Screening Committee Meeting dated 22.04.2019, and 370th Screen Committee Meeting dated

17.06.2019 in respect of the subject property [**Annexure P-2 (Colly)**], being land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;

- d) **PROHIBITION**, thereby restraining the Respondents from permitting or actually raising of any construction on the subject property contrary to brochure (Annexure P-1) and the original layout plan (Annexure P-2) as demonstrated to the public by the Respondents;
- e) **MANDAMUS**, commanding the Respondent No. 1 – 3 to restore the Subject Property, in terms of the promise as made through the brochure (Annexure P-7) and the layout plan (Annexure P-8) as demonstrated to the public by the Respondents;
- f) **CERTIORARI**, thereby quashing the order dated 07.12.2012, passed by the Ld. PO. Appellate Tribunal, MCD allowed the appeal No. 24/AT/MCD/2009 (Annexure P-3) as well as final order and judgment dated 16.07.2016 passed by the Ld. District and Sessions Judge in MCD Appeal No. 04/13 (Annexure P-4);
- g) Issue any other writ/order/direction as this Hon'ble Court may deem fit in the facts and circumstances of the present case;

THROUGH

Rohan Anand

ROHAN ANAND

A-446 (LGF), DEFENCE COLONY,
NEW DELHI - 110024

EMAIL:

ROHANANAND@VERTARILEGAL.COM

MOBILE: +91-9968791199

PLACE: NEW DELHI

DATE: 04.08.2024

IN THE HIGH COURT OF DELHI AT NEW DELHI
(EXTRAORDINARY CIVIL WRIT JURISDICTION)
WRIT PETITION (C) NO. OF 2024

IN THE MATTER OF :

VASANT KUNJ RESIDENTS WELFARE
ASSOCIATION, SECTOR - B, POCKET - I
& ORS.

...PETITIONER

VERSUS

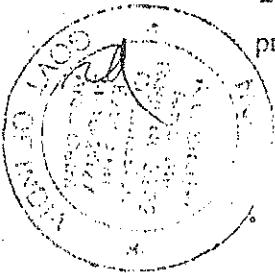
GOVERNMENT OF NATIONAL CAPITAL
TERRITORY OF DELHI & ORS.

...RESPONDENTS

AFFIDAVIT

I, Preeti Praveen Vohra, W/o Praveen Vohra aged about 47 years, R/o B-1/1433, Vasant Kunj, South West Delhi-110070, do hereby solemnly affirm and state on oath as under:

1. That I am the Secretary of Vasant Kunj Residents Welfare Association, Sector-B, Pocket-I, Petitioner No.1 in the present Petition 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 Writ Petition has been drafted by my Counsel under my instructions, the contents of List of Dates, para 1 to 23 of the petition are true and correct to my knowledge based on my personal knowledge and the record maintained by the petitioner. The legal averments at para 23A to 27 are based on legal advice received and believed to be correct. The prayer clause is humble prayer to the Hon'ble Court



- 3. The contents of the accompanying Writ Petition may be read as part and parcel of this affidavit as the same are repeated herein for the sake of brevity.
- 4. I say that annexures filed along with the petition are true copies of their respective originals.

[Handwritten Signature]
 I identify the deponent who has signed in my presence.

P.P. Kohra
 DEPONENT

VERIFICATION

Verified at New Delhi on this day 3 AUG 2024 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.

P.P. Kohra
 DEPONENT



VERIFIED THAT THE DEPONENT
 Shri/Smt/Km.....
 W/o, W/ro, D/o Sh..... R/o.....
 identified by Shri/Smt.....
 has solemnly affirmed before me, Delhi
 on.....
 that the contents of the affidavit which have been
 read over & explained to him are true & correct
 to his/km knowledge.

[Handwritten Signature]
 Notary Public, Delhi (India)

- 3 AUG 2024

IN THE HIGH COURT OF DELHI AT NEW DELHI
(EXTRORDINARY CIVIL WRIT JURISDICTION)
WRIT PETITION (C) NO. OF 2024

IN THE MATTER OF

VASANT KUNJ RESIDENTS WELFARE ...PETITIONER
ASSOCIATION, SECTOR - B, POCKET - I
& ORS.

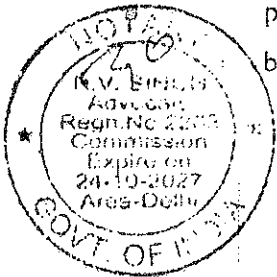
VERSUS

GOVERNMENT OF NATIONAL CAPITAL ...RESPONDENTS
TERRITORY OF DELHI & ORS.

AFFIDAVIT

I, Praveen Vohra, S/o Late Sh. O.P. Vohra aged about 54 years, R/o 1433, Sector B Pocket I, Vasant Kunj, South West Delhi-110070, do hereby solemnly affirm and state on oath as under:

1. That I am the Petitioner No. 2 in the above captioned Writ Petition and as such I am fully conversant with the facts and circumstances of the case and competent to swear this Affidavit.
2. That the accompanying Writ Petition has been drafted by my Counsel under my instructions, the contents of List of Dates, para 1 to 23 of the petition are true and correct to my knowledge. The legal averments at para 23A to 27 are based on legal advise received and believed to be correct. The prayer clause is humble prayer to the Hon'ble Court
3. The contents of the accompanying Writ Petition may be read as part and parcel of this affidavit as the same are repeated herein for the sake of brevity.



4. I say that annexures filed along with the petition are true copies of their respective originals.

DEPONENT

VERIFICATION

Verified at New Delhi on this day ____ of ~~3 AUG 2024~~ 2024 that the contents of the present Affidavit are true and correct to the best of my knowledge and belief and no part of it is false and nothing material has been concealed therefrom.

I have verified the contents of the affidavit in my presence.

DEPONENT



VERIFIED THAT THE DEPONENT
Name
No. R/O
Addressed by
Solemnly sworn on ~~3 AUG 2024~~ Delhi
that the contents of the affidavit which have been
read over & explained to him are true & correct
to his/her knowledge.

Notary Public, Delhi (India)

- 3 AUG 2024

IN THE HIGH COURT OF DELHI AT NEW DELHI
(EXTRORDINARY CIVIL WRIT JURISDICTION)
WRIT PETITION (C) NO. OF 2024

IN THE MATTER OF

VASANT KUNJ RESIDENTS WELFARE
ASSOCIATION, SECTOR - B, POCKET - I
& ORS.

...PETITIONER

VERSUS

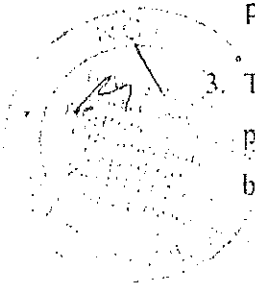
GOVERNMENT OF NATIONAL CAPITAL
TERRITORY OF DELHI & ORS.

...RESPONDENTS

AFFIDAVIT

I, Inderpreet Singh Bhatia, S/o Sh. Rabinder Singh Bhatia aged about 44 years, R/o B-1/1701, , Vasant Kunj, South West Delhi-110070, do hereby solemnly affirm and state on oath as under:

1. That I am the Petitioner No. 3 in the above captioned Writ Petition and as such I am fully conversant with the facts and circumstances of the case and competent to swear this Affidavit.
2. That the accompanying Writ Petition has been drafted by my Counsel under my instructions, the contents of List of Dates, para 1 to 23 of the petition are true and correct to my knowledge based on my personal knowledge and the record maintained by the petitioner. The legal averments at para 23A to 27 are based on legal advise received and believed to be correct. The prayer clause is humble prayer to the Hon'ble Court
3. The contents of the accompanying Writ Petition may be read as part and parcel of this affidavit as the same are repeated herein for the sake of brevity.



4. I say that annexures filed along with the petition are true copies of their respective originals.

DEPONENT

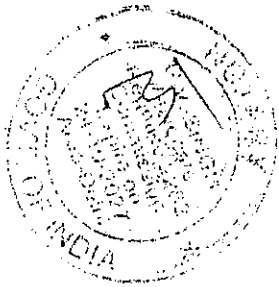
VERIFICATION

- 3 AUG 2024

Verified at New Delhi on this day _____ of _____, 2024 that the contents of the present Affidavit are true and correct to the best of my knowledge and belief and no part of it is false and nothing material has been concealed therefrom.

Identified the deponent/executor and has signed in my presence.

DEPONENT



CERTIFIED THAT THE DEPONENT
Shri/Smt/Km.....
S/o,W/o,D/o Sn.....
Identified by Shri/Smt.....
has solemnly affirmed before me, Delhi,
on.....
that the contents of the which have been
read over & explained to him are true & correct
to his/me knowledge.
Notary Public, Delhi (India)

- 3 AUG 2024

TRUE COPY

256
ANNEXURE R-14

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

CMA NO 52907/2024

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

...APPLICANT/

WELFARE ASSOCIATION,

INTERVENOR

SECTOR-B, POCKET-1

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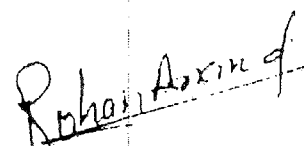
IN THE CASE TITLED 'NEERAJ SHARMA V. VINAY SHEEL SAXENA & ORS.'	
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12.

PROOF OF SERVICE

64

THROUGH



ROHAN ANAND
A-446 (LGF), DEFENCE COLONY,
NEW DELHI - 110024

EMAIL:

ROHANANAND@VERTARILEGAL.COM

MOBILE: +91-9968791199

DATE: 06.09.2024

PLACE: NEW DELHI

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

CMA NO 52907 /2024

IN

CONTEMPT CASE (C) NO 1149 OF 2024

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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/
INTERVENOR

NOTICE OF MOTION

Sir,

The enclosed Application has been filed on behalf of the Applicant/Intervenor and the same shall be listed on 09.09.2024 Please take notice accordingly.

THROUGH

Rohan Anand

ROHAN ANAND

A-446 (J.G.F), DEFENCE COLONY,
NEW DELHI - 110024

EMAIL:

ROHANANAND@VERTARILEGAL.COM

MOBILE: +91-9968791199

DATE: 06.09.2024

PLACE: NEW DELHI

IN THE HIGH COURT OF DELHI AT NEW DELHI
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...RESPONDENTS

AND IN THE MATTER OF:

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

...APPLICANT/
INTERVENOR

URGENT APPLICATION

To

The High Court of Delhi

New Delhi

Sir,

Kindly treat the accompanying Writ petition on an urgent basis and the grounds of urgency are mentioned in the writ petition. Please list the same on 13.08.2024

THROUGH

Rohan Anand

ROHAN ANAND

A-446 (LGF), DEFENCE COLONY,
NEW DELHI - 110024

EMAIL:

ROHANANAND@VERTARIILEGAL.COM

MOBILE: +91-9968791199

DATE: 06 .09.2024

PLACE: NEW DELHI

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

CMA NO 52907 /2024

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-1

...APPLICANT/
INTERVENOR

THROUGH ITS AUTHORISED
REPRESENTATIVE

HAVING ITS OFFICE AT RWA
OFFICE SECTOR B, POCKET-1,
NEW DELHI-110070

EMAIL:

RWABLVASANT@GMAIL.COM

PH: +91-9773622782

APPLICATION UNDER SECTION 151 OF THE CODE OF
CIVIL PROCEDURE 1908 SEEKING APPROPRIATE
DIRECTIONS FOR FELLING OF TREES AT LAND SITUATED
AT KHASRA NO. 1230/2 (NEW) ADMEASURING 6 BIGHAS
AND 7 BISWA SITUATED IN SECTOR-B, POCKET-1 IN
VASANT KUNJ HOUSING SCHEME, NEW DELHI.

MOST RESPECTFULLY SHOWETH:

1. That the captioned Petition has been filed by the Petitioner for initiating Contempt proceedings against the Respondents for wilful disobedience of the order dated 28.04.2022 passed by this Hon'ble

Court in Cont. Cas (C) No. 851 of 2021, whereby, this Hon'ble Court while observing that a large Peepal Tree was allowed to be felled without application of mind, had directed the Tree Officer(s) to spell out the reasons for grant or denial of permission to fell Trees in their order along with photographs of each tree.

2. That thereafter, this Hon'ble Court was pleased to pass directions in the captioned matter *vide* order dated 31.08.2023, wherein it is stated that till the next date of hearing no permission for felling of trees for any individuals will be granted and any permission required for important projects will be intimated to the Court.
3. That the present Application has been filed by the Applicant seeking appropriate directions against Respondents for felling of trees in the land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi, ("**Subject property**"), whereby certain private respondents and builders for the purposes of construction of a group housing society have started felling in the Subject Property trees without obtaining necessary permissions from the Tree Officers under the Delhi Tree Preservation Act.
4. The Applicant is the Resident Welfare Association for the Sector-B, Pocket-1, Vasant Kunj, which looks after the general welfare, amenities etc., of the Residents living in the said colony.
5. Briefly stated, the facts leading to the filing of the present Application is that the Subject Property is located in the heart of Sector-B, Pocket-1, Vasant Kunj and is surrounded from all sides by 1021 DDA SFS flats with a resident population of nearly 5000.

Recently, it came to the knowledge of the Applicant that MCD approved construction of three multi-storied building with two towers consisting of ground + 8 floors each with stilt and three basements with height of the building being 33.25 metre. The 3rd tower will have ground floor + 3 with height being 16.73 metre, cumulatively having a total of 138 dwelling units.

6. The Sanction plan dated 13.05.2024 obtained by the private builders/alleged owners and the ongoing construction activities have been challenged by the Applicant in Writ Petition (C) No. 11283/2024 titled *Vasant Kunj Residents Welfare Association, Sector - B, Pocket - 1 & Ors vs Government of National Capital Territory of Delhi & Ors* before this High Court of Delhi, wherein notice has been issued and the matter is pending adjudication.

A copy of the Sanction plan dated 13.05.2024 has been annexed herewith and marked as **ANNEXURE A-1**.

7. The Applicant submits that the Sanction Plan dated 13.05.2024 itself provides that if any Tree(s) are to be cut/ fell down, then prior approvals have to be taken from the competent authorities, neither of which have been obtained by the private builders (alleged owners) while carrying out construction activities on the Subject property.
8. That in the aforesaid background, it is pertinent to state that as of 2022, the Subject Property consisted of vegetation and lush trees and was a source of clean air and greenery for the neighbouring population. However, in the year 2024, the alleged owners started construction activities on the Subject Property, including the mobilization of building materials and heavy machinery, without

securing the requisite environmental clearance from the concerned authorities.

A copy of the photographs showing the vegetation and trees in Subject Property in 2022 has been annexed herewith and marked as **ANNEXURE A-2**.

A copy of the photographs showing the ongoing construction activities in the Subject Property has been annexed herewith and marked as **ANNEXURE A-3**.

9. It is submitted that in August 2024, the alleged owners started construction activities in the Subject Property and have already fell 7-8 fully grown trees without obtaining the necessary approval/permits/clearances from the concerned authorities, which is in brazen contravention of the Delhi Preservation of Trees Act, 1994.

10. On 29.08.2024, on account of the construction activities being carried out the alleged owners have fell a lush fully grown Sheesham tree and have also dug holes next to the remaining fully grown trees causing them to be at risk of collapsing and falling and the Applicant apprehends that the said fully grown trees will fall if urgent action is not taken by the concerned authorities.

A copy of the photographs showing felling of trees in the Subject Property has been annexed herewith and marked as **ANNEXURE A-4**.

11. That the Applicant as well as some residents of the colony, being aggrieved by the unsanctioned felling of trees in the Subject Property, sent representations/complaints to the Deputy Conservator of Forests (West), however, no steps have been taken till date by any of the concerned authorities till date *qua* the felling of trees in the Subject Property.

A copy of the complaint dated 30.08.2024 filed by a resident of Sector-B, Pocket-1 has been annexed herewith and marked as **ANNEXURE A-5**.

12. It is most respectfully submitted that this Hon'ble Court vide several orders dated 28.04.2022, 31.08.2023 and 18.03.2024 have passed certain directions to the Tree officers *qua* the felling of trees, whereby, this Hon'ble Court mandated a site inspection by the Tree officer prior to any permission being granted under The Delhi Preservation of Trees Act, 1994 for relocation or felling of trees. Further, it has also been observed by the Court that the Tree Officer is repository of public faith and trust that trees which form an essential part of people's lives are not allowed to be cut needlessly or wantonly. Moreover, this Hon'ble Court has held that it is a statutory duty cast upon the Tree Officer necessarily requiring assessment of the necessity to cut a tree for any project for which the permission is sought and a site visit would be prudent in such cases.

A copy of the orders dated 31.08.2023 and 18.03.2024 passed by this Hon'ble Court in the captioned matter has been annexed herewith and marked as **ANNEXURE A-6 (COLLY)**.

A copy of the order dated 28.04.2022 passed by this Hon'ble Court in Cont Cas (C) No. 851/2021 in the case titled '*Neeraj Sharma v. Vinay Sheel Saxena & Ors.*' has been annexed herewith and marked as ANNEXURE A-7.

13. In view of the aforementioned circumstances, the Applicant/Intervener seeks permission of this Hon'ble Court to pass directions for intervention in the captioned Petition in order to protect the unsanctioned and illegal felling of trees in the Subject Property.

14. 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.

15. 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. Direct the Deputy Conservator of Forests (West) and/or any other competent officer to conduct an inspection *qua* the removal and felling of the trees in the land situated at Khasra No. 1230/2

(New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi and submit a status report of the remaining trees;

- b. Pass appropriate directions to restrict the alleged owners/builders restraining them from removing/felling trees within and on the boundary of the land situated at Khasra No. 1230/2 (New) admeasuring 6 Bighas and 7 Biswa situated in Sector-B, Pocket-1 in Vasant Kunj Housing Scheme, New Delhi;
- c. Any other order/directions that this Hon'ble Court may deem fit in the facts and circumstances of the present case.

DATE: 06.09.2024
PLACE: NEW DELHI

THROUGH

APPLICANT IN VENOR



ROHAN ANAND
A-446 (LGF), DEFENCE COLONY,
NEW DELHI - 110024
EMAIL:
ROHANANAND@VERTARILEGAL.COM
MOBILE: +91-9968791199

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

CMA NO _____/2024

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

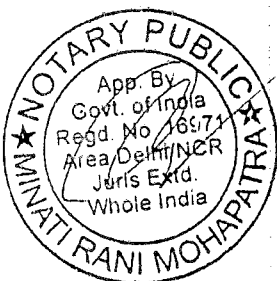
...APPLICANT/
INTERVENOR

AFFIDAVIT

I, Preeti Praveen Vohra, W/o Praveen Vohra aged about 47 years, R/o B-1/1433, Vasant Kunj, South West Delhi-110070, do hereby solemnly affirm and state on oath as under: -

1. That I am the Secretary of B1 Resident Welfare Association of the Applicant/Intervenor 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.

P.P. Vohra
DEPONENT



VERIFICATION:

06 SEP 2024

Verified at New Delhi on this day _____ of _____, 2024 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.

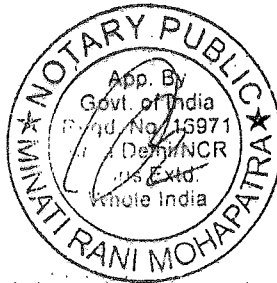
P. P. Vohra

DEPONENT

06 SEP 2024

Identified
[Signature]
D/6/19

IDENTIFIED



ATTESTED

[Signature]
MINATI RANI MOHAPATRA
NOTARY DELHI-R-16971
GOVERNMENT OF INDIA
SUPREME COURT OF INDIA
COMPOUND NEW DELHI
REGISTER Pg./Sl. No. *[Number]*

ATTESTED

[Signature]
MINATI RANI MOHAPATRA
ADVOCATE (NOTARY)
Mob. No.: 8130128457

[Signature]

TRUE COPY

Diary No. E-4806959/2024

IN THE HON'BLE HIGH COURT OF DELHI
CONT CAS(C) 1149/2022

IN THE MATTER OF:

BHAVREEN KANDHARI

.....PETITIONER

VERSUS

SH. CD SINGH & ORS

.....RESPONDENTS

IN THE MATTER OF:

RESPONDENTS WELFARE ASSOCIATION,

VASANT KUNJ RESIDENTS

SECTOR-B, POCKET-I

....APPLICANT/ INTERVENOR

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3


proof of service

20

Place: New Delhi

Date- /09/2024

THROUGH

**MEHAK NAKRA**

ASC(Civil)GNCTD

167, Lawyer's Chamber Block-II

Delhi High Court Delhi-11 0003

advmehaknakra@gmail.com

9871144582

IN THE HON'BLE HIGH COURT OF DELHI
CONT CAS(C) 1149/2022

IN THE MATTER OF:

BHAVREEN KANDHARI

.....PETITIONER

VERSUS

SH. CD SINGH & ORS

.....RESPONDENTS

IN THE MATTER OF:

RESPONDENTS WELFARE ASSOCIATION,

VASANT KUNJ RESIDENTS

SECTOR-B, POCKET-I....APPLICANT/ INTERVENOR

STATUS REPORT

I, Vipul Pandey S/o Gajadhar Pandey, aged about 35 years presently posted as Dy. Conservator of Forest (South)/Tree Officer, having office at Department of Forest & Wildlife, Government of National Capital of Delhi, (hereinafter referred to as the ('AnsweringRespondent'), hereby submit the following status report:

1. That I am presently working in the aforementioned capacity and as such authorized. to submit the present report on


behalf of the Answering Respondent, being filed in response to the application filed by the applicant in the Writ Petition.

2. That I am well-conversant with the facts and circumstances of the present case and as such competent to depose about the same on the basis of the official records pertaining to theafore mentioned case.
3. That at the outset the answering respondent denies each and every allegation(s), averment(s) made by the applicant and further reserves a right to file a detailed reply if directed by this Hon'ble Court.
4. That vide order dated 04.09.2024, this Hon'ble Court directed the Answering Respondent to file a status report with respect to CM APPL. 52907/2024 & CM APPL. 52908/2024 to ensure de-concretization of 18 no. of trees at the spot and restoration of 01 no. of trees.
5. That as per the direction of the Hon'ble Court, the representatives of the Answering Respondent visited the site at 1230/2, B-1, Vasant Kunj on 17.10.2024 and observed that the 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.

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.**

7. That it is most humbly submitted that the answering respondent has the highest respect and regard for the orders passed by this Hon'ble Court. The present status report is placed before this Hon'ble Court for its consideration and further directions, if any.


Answering Respondent

23/7
DCF (South)

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Annexure R-1

To,

Shriman Deputy Forest Conservator (South), Tughlakabad, New Delhi

Subject- In the Matter of BHAVREEN KANDHARI V/s SHRI C.D. Singh and Ors. CONT.CAS (C) 1149/2022 in CM APPL. 52907/2024.

Sir,

As per Office Diary No. 4389 dated 08.10.2024, a Sheesham tree, which had fallen inside the plot, was straightened with the help of JCB and Hydra machine at the spot of Plot No. 1230/2. B-1, Vasant Kunj, New Delhi.

As while straightening this tree, RWA member Pocket-B-1, Vasant Kunj and plot owner Shri Rahit Sejwal and Shri Kamal Kishore (DRO) and Chhedilal (Forester) from Forest Department were present.

As in the above plot, a peepal tree has been fenced all around. Its photo is attached with the inspection report.

The report is presented for information and further action.

Attached: - Photographs of the tree.

Yours sincerely

(W/10/2024 Chhedilal Sharma (Forester))

servator Conse Tutilakabad N.D4 of For ores Dy.

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

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

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]



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ANNEXURE R-16

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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.

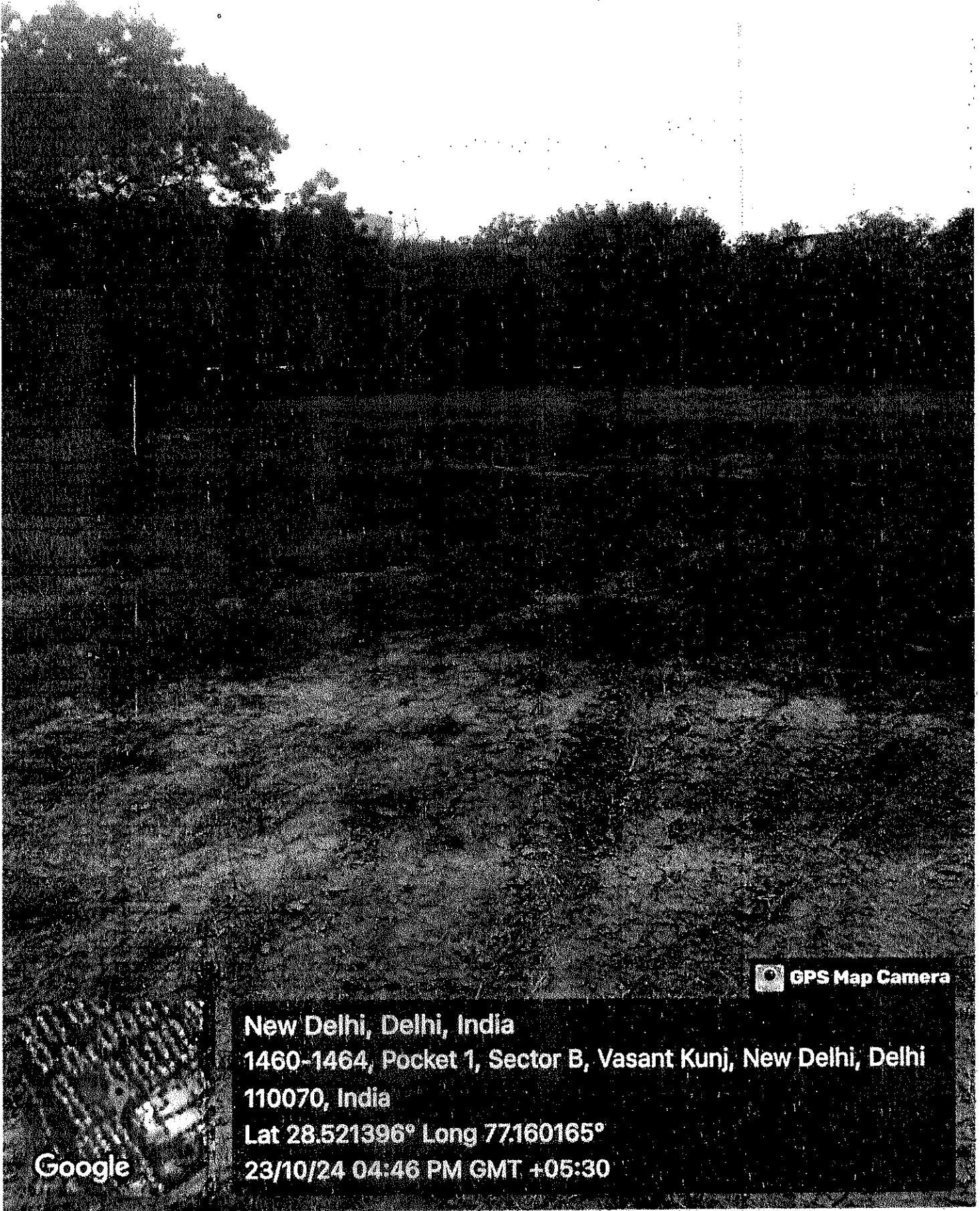
DECEMBER 6, 2024 / akc / (MS)

JASMEET SINGH, J

[Click here to check corrigendum, if any](#)

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ANNEXURE R-17 (Colly)



 GPS Map Camera

New Delhi, Delhi, India
1460-1464, Pocket 1, Sector B, Vasant Kunj, New Delhi, Delhi
110070, India
Lat 28.521396° Long 77.160165°
23/10/24 04:46 PM GMT +05:30

Google



 **GPS Map Camera**



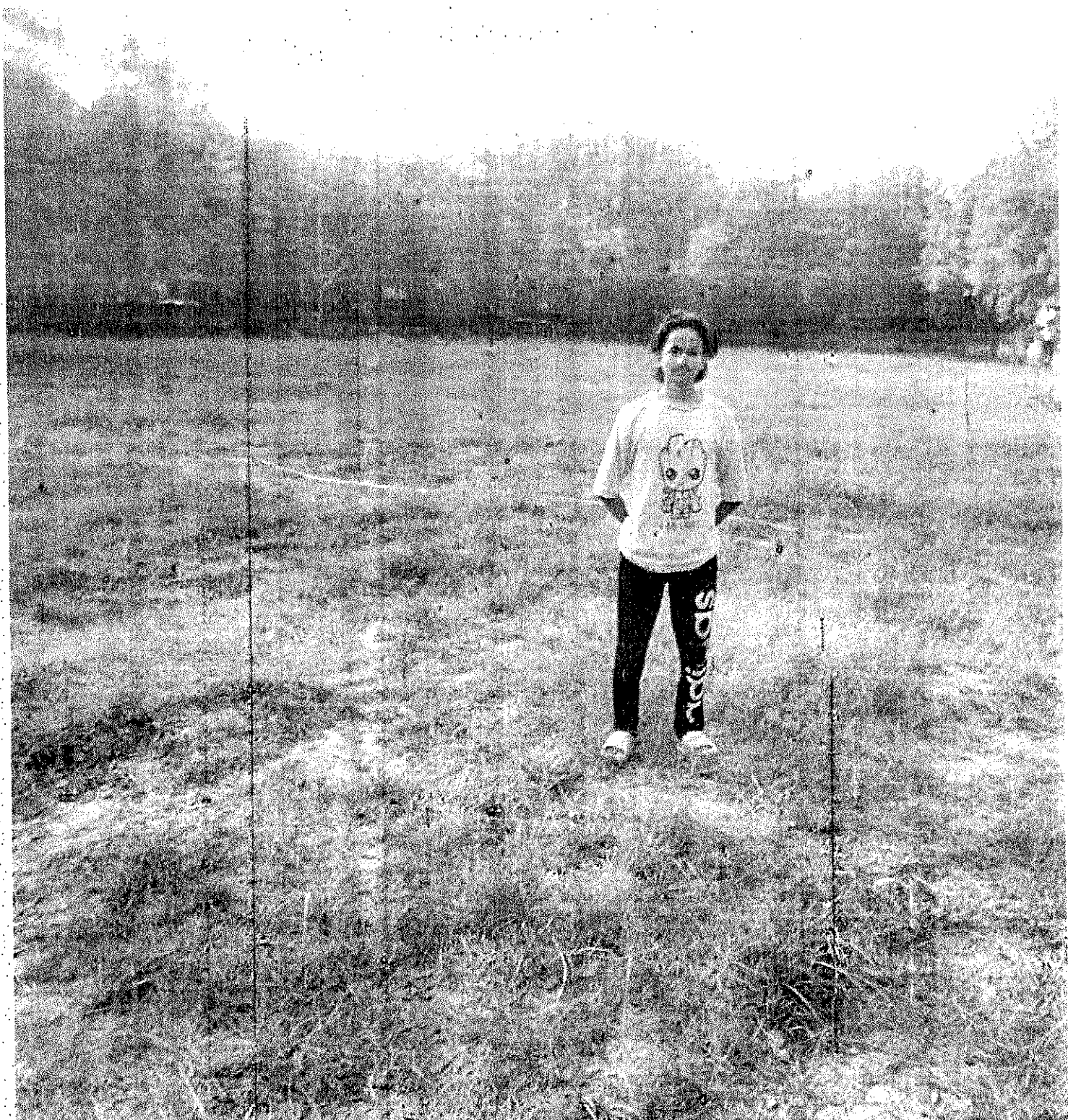
New Delhi, Delhi, India
B1/1427, Pocket 1, Sector B, Vasant Kunj, New Delhi, Delhi
110070, India
Lat 28.521402° Long 77.160045°
23/10/24 03:53 PM GMT +05:30



 **GPS Map Camera**



New Delhi, Delhi, India
B1/1427, Pocket 1, Sector B, Vasant Kunj, New Delhi, Delhi
110070, India
Lat 28.521475° Long 77.159895°
23/10/24 03:51 PM GMT +05:30

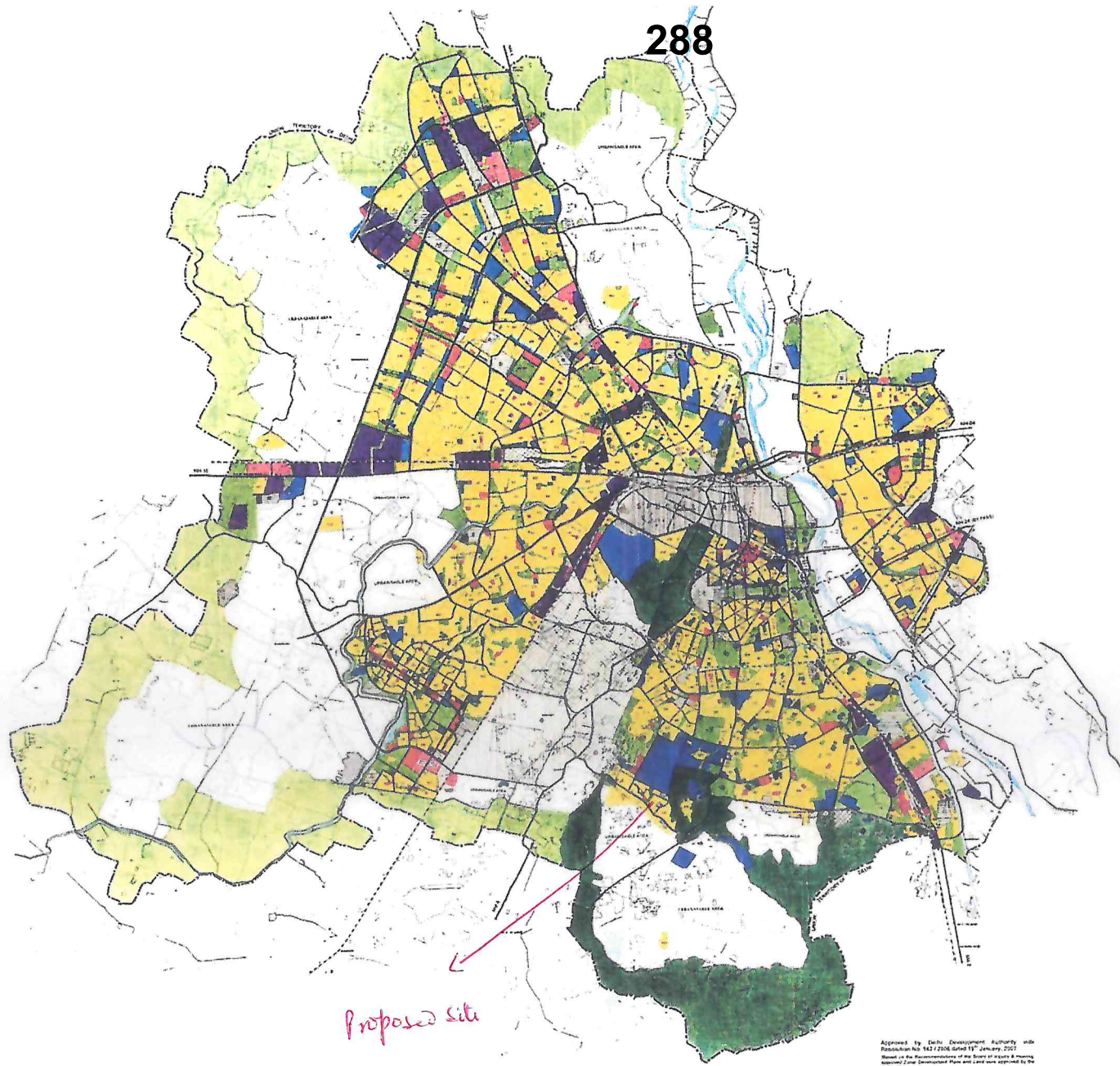


GPS Map Camera

New Delhi, Delhi, India
B1/1427, Pocket 1, Sector B, Vasant Kunj, New Delhi, Delhi
110070, India
Lat 28.521475° Long 77.159895°
23/10/24 03:51 PM GMT +05:30



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RESIDENTIAL	
	RD RESIDENTIAL AREA
	RF FOREIGN MISSION
COMMERCIAL	
	C1 RETAIL SHOPPING, GENERAL BUSINESS AND COMMERCE
	DC DISTRICT CENTRE
	C COMMUNITY CENTRE
	NC NON-HIERARCHICAL COMMERCIAL CENTRE
	W WHOLESALE & WAREHOUSING
	D COLD STORAGE AND OIL DEPOTS
	C3 HOTELS
INDUSTRIAL	
	M1 MANUFACTURING, SERVICE AND REPAIR INDUSTRY
RECREATIONAL	
	P1 REGIONAL PARK
	P2 CITY PARK, DISTRICT PARK, COMMUNITY PARK
	P3 HISTORICAL MONUMENTS
TRANSPORTATION	
	T1 AIRPORT
	T2 TERMINAL / DEPOT - RAIL / MRTS / BUS / TRUCK
	T3 CIRCULATION - RAIL / MRTS / ROAD
UTILITY	
	U1 WATER (TREATMENT PLANT ETC.)
	U2 SEWERAGE (TREATMENT PLANT ETC.)
	U3 ELECTRICITY (POWER HOUSE, SUB-STATION ETC.)
	U4 SOLID WASTE (SANITARY LANDFILL ETC.)
	U5 DRAIN
GOVERNMENT	
	G1 PRESIDENT ESTATE AND PARLIAMENT HOUSE
	G2 GOVERNMENT OFFICE / COURTS
	G3 GOVERNMENT LAND (USE UNDETERMINED)
PUBLIC & SEMIPUBLIC FACILITIES	
	PS1 HOSPITAL
	EDUCATION AND RESEARCH UNIVERSITY/UNIVERSITY CENTRE, COLLEGE
	SOCIAL - CULTURAL, SOCIO-CULTURAL COMPLEX / CENTRE
	POLICE / POLICE HEADQUARTER / POLICE LINES, FIRE STATIONS / DISASTER MANAGEMENT CENTRE
	RELIGIOUS
	BURIAL GROUND / CREMATION
	PS2 TRANSMISSION SITE / CENTRE
	PS3 SPORTS FACILITIES / COMPLEX / STADIUM / SPORTS CENTRE
AGRICULTURE / GREEN BELT AND WATER BODY	
	A1 PLANT NURSERY
	A2 AGRICULTURE / GREEN BELT
	A3 RIVER AND WATER BODY
URBANISABLE AREA	

Proposed site

Approved by Delhi Development Authority vide Resolution No. 143/2006 dated 17 January, 2007
 Based on the Recommendations of the State of experts & meeting approved Joint Development Plan and also approved by the Authority

Authorized on behalf of Central Government vide P. No. 8/2011/15285/CD/II
 P. K. Saxena
 Under Secretary
 Ministry of Urban Development

(A.K. JAIN)
 COMMISSIONER (PLANNING), DDA

(V. M. BANSAJI)
 PRINCIPAL COMMISSIONER (M.O.M) SECRETARY, DDA

MASTER PLAN FOR DELHI - 2021

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VAKALATNAMA
BEFORE THE NATIONAL GREEN TRIBUNAL, PRINCIPAL BENCH AT NEW
DELHI
ORIGINAL APPLICATION NO.1171 OF 2024

IN THE MATTER OF:-

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

...Applicant

Versus

Ministry of Environment, Forest &
Climate Change & Ors.

...Respondents

KNOW ALL to whom these present shall come that I Rakesh Kumar Sharma S/o. Late Shri Hari Shankar Sharma, R/o. 137, Jor Bagh, Lodi Road, New Delhi-110003 partner of M/s. RR Texknit LLP, the above-named Respondent No.6, do hereby appoint

VIVEK GUPTA
Advocate
(D/ 304/ 1994)

ANKIT VERMA
Advocate
(D/414/2021)

GOVIND GUPTA
Advocate
(D/8815/2023)

Off:- 21 Ajanta Apartment, Patparganj, New Delhi-110092
M.No.9871065420 Email: officevivekgupta@gmail.com

hereinafter called the advocate to be the advocate for the above mentioned cases to do all following acts and deeds and things or any that is to say.

1. To act appear and plead in above mentioned case in this court or any other court in which the same may be tried and heard in the instances or in appeal letter patent appeal or review revision or execution, or any other stage of its process till its final decision.
2. To present pleading appeals, Original Application, Letters patent, Objections or petition for execution, revision withdraw compromise or affidavits or other documents as shall be deemed necessary for the prosecution of the said in all its stages.
3. To withdraw or compromise the said case or submit to arbitration or dispute that shall arise touching or in any Matter relating to the said case.
4. To receive money and grand receipt therefore and to do all other things which may be necessary to be done for the progress as in the court of the said case.
5. To employ any other Legal Practitioner authorizing him to exercise the power and authorities hereby confirmed on the Advocate when ever he may think fit to do so.

AND I/we hereby agree ratify whatever agree ratify whatever the Advocate or his substitute shall do in the promise and in this connection.

AND I/we hereby agree not hold the Advocate or his substitute responsible for the result of the said case in consequences of his absence from the court when the said case is called up for hearing.

AND I/we hereby agree that in the event of the whole or any part of the fee agreed by me to be paid to the Advocate remaining unpaid he shall be entitled withdraw from the prosecution of the said case until the same is paid. The said Advocate shall entitled to all cost adjournment recoverable from the opposing party.

IN WITNESS WHEREOF I/we here to set our hand to these presents the contents of which have been explained to and understood by me/us.

VIVEK GUPTA, day of 06th January 2024
Advocate on Record
Off.: 21, Ajanta Apartment
36, I.P. Extension, Patparganj,
Delhi-110092
Mob. 9871065420
E-mail: vivekgupta@gmail.com

Ankit
3/4/14/2021

Govind Gupta
Govind GUPTA (D/8813/23)
ADVOCATE



Cross-
petition
for the
reference
things
execution