

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

ORIGINAL APPLICATION NO. 888 OF 2024

IN THE MATTER OF:

VIJENDRA YADAV

...APPLICANT

VERSUS

GOVT. OF NCT OF DELHI & ORS.

...RESPONDENTS

NDOH: 09-12-2024

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New Delhi

Dated: 07-12-2024

Delhi Development Authority/Respondent No. 5

Through



KRITIKA GUPTA

Counsel for Respondent No. 1/DDA

Enrol No: D/2750/2015

Chamber No. 155, Block I, High Court of Delhi

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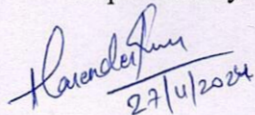
DELHI DEVELOPMENT AUTHORITY
(BUILDING SECTION)
C-1, 1st Floor, Vikas Sadan, New Delhi

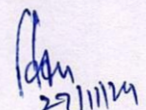
In the Court : Hon'ble National Green Tribunal
In the matter of : Vijendra Yadav Vs Govt. of NCT of Delhi
N.D.O.H : 09/12/2024

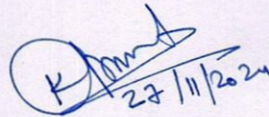
STATUS REPORT

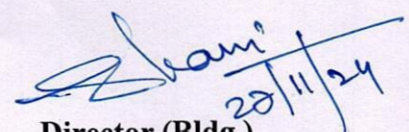
With respect to the order dated 29.08.2024 of Hon'ble National Green Tribunal, following is submitted:

1. Building Plans for Standalone Godown on Khasra No. 38//1,2,3,7,8,9,10,11,12,26 39//3,4,5,6,7,8,26 at Village Jindpur, New Delhi for area measuring 5.72 ha. (14.14 acres) approx. was sanctioned by Building Section DDA on 12.12.2020 based on the environmental clearance dated 14.07.2020 obtained by M/s Anant Raj Limited from Ministry of Environment, Forest and Climate Change and submitted to DDA. (Copy of grant of sanction is annexed as **Annexure-A**)
2. As per the specific conditions of environmental clearance at para-5, A(viii), "*No tree cutting/transplantation has been proposed in the instant project. A minimum of one 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.*" As proposed 26,823 sqm (10.1% of total area) area shall be provided for green area development.
3. Further, as per the standard conditions of environmental clearance at para-5, B(iii), "*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.*" (Copy of Environment Clearance is annexed as **Annexure-B**)
4. Therefore, obtaining NOC from the competent authority for tree cutting is the responsibility owner of the property.


27/11/2024
JE (Bldg.) C&I


27/11/24
AE (Bldg.) C&I


27/11/2024
Dy. Dir. (Bldg.) C&I


28/11/24
Director (Bldg.)

FORM- B-1
(Chapter 2, Para 2.3)

GRANT OF SANCTION

Delhi Development Authority
Building Section

File No. : NAR/0090/20-21

Dated : 12 December, 2020

To,

**M/S. ANANT RAJ LIMITED
H-65 CONNAUGHT PLACE
110001**

GRANT OF SANCTION

Sub: Sanction U/S 12 of the Delhi Development Act 1957

Dear Sir/Madam,

With reference to your application dated **06 November, 2020** 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. **38/7** Pocket No. -- Block No. -- Sector No. -- Situated in/at **VILLAGE JINDPUR**. I have to state that the same has been sanctioned on **12 December, 2020** by the Delhi Development Authority subject to the following conditions and corrections made on the plans:-

- 1) The plans are valid up to **11** day of month **12** year **2025**
- 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 remain unnoticed the Delhi Development Authority reserves the right to amend the plans as and when the infringement comes to its notice and Delhi Development Authority 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) Delhi Development Authority will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the Delhi Development Authority may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.

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- 7) The door and window leaves shall be fixed in such a way that they shall not when open project on any street.
- 8) The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.
- 9) The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules and as per the requirement of Delhi Vidut Board from the voltage lines running on any side of the site.
- 10) The land left open on consequences of their enforcement of the set back rule shall form part of the public street.
- 11) The thickness of outer walls will be maintained at least 0.23 mt. (9").
- 12) The basic levels should be got ascertained from the concerned at the site of the construction.
- 13) The owner will display boards of minimum size of 3 ft. X 4ft. indicating the following
- Plot No. and location **38/7 (Narela).**
 - Name of lesse/owner **M/S. ANANT RAJ LIMITED.**
 - Use of the property as per lease deed **57222.077.**
 - Date of sanction of Building Plan with No. **CA/BP/0063/20-21(12 December, 2020)**
 - Sanction valid up to **11 December, 2025**
 - Use of different floors and areas sanctioned --
 - Name of the Architect & his address **PRADEEP SHARMA[64,REAR GROUND FLOOR,POORVI MARG VASANT VIHAR, NEW DELHI-110057].**
 - 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 certificate submitted jointly by the owner/Architect/Structural Engineer for safety requirement as stipulated in Chapter 9 of these Building Bye-Laws, and the structural Design including safety from any natural hazards duly incorporated in the design of the building as per the Government Of India Notification issued time to time and Annexure VII of these Bye Laws.
- 19) The mulba during the construction will be removed on weekly basis. If the same is not done, in that case the local body shall remove the mulba and the cost shall be borne by the owner of the plot.

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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) The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and

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Page 3 of 4

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.

- 25) No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural members (beams / columns) submitted by the structural engineer as structural drawing for building permit in accordance with the relevant structural codes.
- 26) 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.: 38/7

Pkt. No.: --

Block No.: --

Sector No.: --

Delhi.

Encl: One set of sanctioned plan.



Yours Faithfully

Name : PARVEEN KUMAR
Designation : Assistant
Engineer
Organization : DELHI
DEVELOPMENT
AUTHORITY
Date : 20-Jan-2021 15: 44:21

For Vice Chairman
Delhi Development Authority

F.No. 21-30/2020-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 14th July, 2020

To,

M/s Anant Raj Limited
H-65, Connaught Circus,
New Delhi - 110001
E-Mail: asheramotel2020@gmail.com

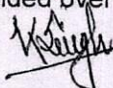
Subject: 'Construction of Warehouse' at Khasra No. 38//1,2,3,7,8,9,10, 11,12,26,39//3,4,5,6,7,8,26, Village Jindpur, Tehsil Narela, District North West Delhi, Delhi by M/s Anant Raj Limited - Environmental Clearance - reg.

Sir,

This has reference to your online proposal No. IA/DL/NCP/146151/2020 dated 29.02.2020, submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Construction of Warehouse' at Khasra No. 38//1,2,3,7,8,9,10, 11,12,26,39//3,4,5,6,7,8,26, Village Jindpur, Tehsil Narela, District North West Delhi, Delhi by M/s Anant Raj Limited, was considered by the Expert Appraisal Committee (Infra-2) in its 50th meeting held during 22-24 April, 2020. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting are as under:-

- (i) The project is located at Khasra No. 38//1,2,3,7,8,9,10, 11,12,26,39//3,4,5,6,7,8,26, Village Jindpur, Tehsil Narela, District North West Delhi, Delhi. Latitude 28°47'17.83"N and Longitude 77° 8'23.31"E.
- (ii) The project is Construction of Warehouse. The total plot area is 57,222.077 sqm, FAR area will be 43,677.638 sqm and Non-FAR area will be 3,092.213 sqm. Total construction (built-up) area of the project will be 46,769.85 sqm. Maximum height of the building will be 19.4 m.
- (iii) During the construction phase, total water requirement is expected to be 15 KLD out of which 8 KLD water will be required for construction purpose which will be taken from nearby STP treated water by tanker suppliers. Fresh water of 7 KLD will be arranged from nearby tanker suppliers. Soak pits and septic tanks will be provided for disposal of waste water of 6 KLD. Temporary sanitary toilets will be provided during peak labor force.
- (iv) During operational phase, total water requirement of the project is expected to be 53 KLD out of which 19.5 KLD of fresh water will be arranged from Delhi Jal Board and 33.5 KLD will be Recycled Water. Wastewater generated (36 KLD) will be treated in STP of total 50 KLD capacity. 33.5 KLD of treated wastewater will be recycled and reused (18.5 KLD for flushing, 13 KLD for gardening and 2 KLD for other misc. purposes). It will be zero liquid discharge.
- (v) About 0.181 TPD solid wastes will be generated in the project. The biodegradable waste (0.072 TPD) will be processed in OWC and the non-biodegradable waste generated (0.109 TPD) will be handed over to authorized recycler.



- (vi) The total power requirement during the construction phase will be met from D.G set of 1 x 125 kVA and total power requirement during the operation phase is 2 x 250 KVA and will be met from TATA Power Delhi Distribution Limited (TATA Power DDL)
- (vii) Rainwater from the warehouse will be collected in 10 RWH pits of total 1197 m³ capacity for harvesting after filtration.
- (viii) Parking facility for 1328 ECS four wheelers is proposed to be provided against the requirement of 1310 ECS (according to local norms).
- (ix) Proposed energy saving measures would save about 8-10% of the power load.
- (x) It is not located within 10 km of the Eco Sensitive Zone. Hence, NBWL Clearance is not required.
- (xi) Forest Clearance is not required.
- (xii) No Court case is pending against the project.
- (xiii) Investment/Cost of the project is Rs. 50 Crore.
- (xiv) Employment potential: In construction phase 150 persons and 666 persons at the time of Operation Phase.
- (xv) Benefits of the project: The basic requirement of the community will be strengthened by extending healthcare facilities to the community, building/strengthening of existing welfare & infrastructure development and waste management facility in the area will help in uplifting the living standards of local communities through the proposed CER activities. About 150 people will be deployed temporarily during construction of the project and about 666 people will be employed during operational stage of the project (direct or indirect). Warehousing ensures a regular supply of goods into the marketplace by being able to store goods when supply exceeds demand and then releasing them when demand exceeds just-in-time production. Maintaining consistent stock levels helps prices to stay stable, making it easier for businesses to forecast production, profit and loss. Besides, serving the storage purpose, warehousing facilitates preservation facility against water, fire, theft and climatic changes. Due to technological advancements, safety measures and computerization, warehouses minimize spoilage, errors, accidents, omissions, breakage, deterioration in quality etc.

3. The project/activity is covered under category 'B' of item 8(a) 'Building and Construction projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level. However, due to absence of SEIAA/SEAC in Delhi, the proposal has been appraised at Central level by sectoral EAC.

4. During deliberation the EAC noted that proposed project is for Construction of Warehouse at Khasra No. 38//1,2,3,7,8,9,10,11,12,26,39//3,4,5,6,7,8,26 Village Jindpur, Tehsil Narela, District North West Delhi, Delhi. At present the project site is a vacant land, which will be developed as per Master Plan of Delhi. However, a temporary shed is present at the site which will be removed at the time of construction. The plot area of the proposed project is 57,222.077 sqm (14.14 Acres) and the construction (built-up) area of the warehouse will be 46,769.85 sqm.

5. The EAC in its 50th meeting held during 22-24 April, 2020, based on the information provided by the project proponent and detailed discussions held on all the issues, recommended the project for grant of environmental clearance with stipulated specific conditions along with other Standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity, while considering for accord of environmental clearance. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Construction of Warehouse' at Khasra No. 38//1,2,3,7,8,9,10,11,12,26,39//3,4,5,6,7,8,26, Village Jindpur, Tehsil Narela, District North West Delhi, Delhi by M/s Anant Raj Limited, under the provisions

of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and standard conditions as under:-

A. Specific Conditions:

- (i) The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes as applicable to the project.
- (ii) The project proponent shall abide by all the commitments and recommendations made in the Form-I, IA and Conceptual Plan and commitment made during their presentation to the Expert Appraisal Committee.
- (iii) As proposed, fresh water requirement from DJB Supply System shall not exceed 19.5 KLD.
- (iv) Sewage shall be treated in onsite STP and treated effluent from STP shall be recycled/re-used for flushing, gardening and other misc. purposes. As proposed, no treated water shall be discharged to municipal drain.
- (v) 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.
- (vi) 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. As proposed 10 nos. of rain water harvesting recharge pits shall be provided for rain water harvesting after filtration as per CGWB guidelines.
- (vii) 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. As proposed, 20 sqm area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from project will be sent to authorized/designated landfill sites.
- (viii) No tree cutting/transplantation has been proposed in the instant project. A minimum of one 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. As proposed 26,823 sqm (10.1% of total area) area shall be provided for green area development.
- (ix) The strength and design of the roads within the project shall be as per the applicable norms/ specification so as to accommodate loads of heavy-duty vehicles and also to facilitate their smooth movement/ turning during the operational phase.
- (x) Resting rooms for truckers should be arranged within the project site.
- (xi) The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013.
- (xii) As per the Ministry's Office Memorandum F.No. 22-65/2017-IA.III dated 01.05.2018, and proposed by the project proponent, an amount of Rs. 1.0 Crores (@ 2% of project Cost) shall be earmarked under Corporate Environment Responsibility (CER) for the activities such as Welfare and infrastructure development in Government School and

Waste management. The activities proposed under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. The monitoring report shall be submitted to the regional office of the MoEFCC as a part of half yearly compliance report, and to the District Collector. It should be posted on the website of the project proponent.

B. Standard Conditions:

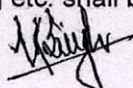
I. Statutory compliance:

- i. 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.
- ii. 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.
- iii. 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.
- iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v. 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.
- vi. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- vii. 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.
- viii. 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.
- ix. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

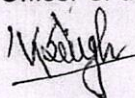
II. Air quality monitoring and preservation:

- i. 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.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. 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 PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv. 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.

- v. 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.
 - vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
 - vii. Wet jet shall be provided for grinding and stone cutting.
 - viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
 - ix. 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.
 - x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to rules made under the Environment (Protection) Act, 1986.
 - xi. 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.
 - xii. For indoor air quality the ventilation provisions as per National Building Code of India.
- III. Water quality monitoring and preservation:**
- i. 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.
 - ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
 - iii. 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.
 - iv. 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.
 - v. 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.
 - vi. 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.



- vii. 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.
 - viii. 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.
 - ix. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - x. 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.
 - xi. All recharge should be limited to shallow aquifer.
 - xii. No ground water shall be used during construction phase of the project.
 - xiii. 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.
 - xiv. 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.
 - xv. No sewage or untreated effluent water would be discharged through storm water drains.
 - xvi. 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.
 - xvii. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
 - xviii. 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.
- IV. Noise monitoring and prevention:**
- i. 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.
 - ii. 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.



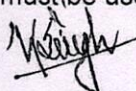
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures:

- i. 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.
- ii. Outdoor and common area lighting shall be LED.
- iii. 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.
- iv. 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.
- v. 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.
- vi. 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.

VI. Waste Management:

- i. 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.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring 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.
- iii. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- iv. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- v. 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.
- vi. 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.
- vii. 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 27.08.2003 and 25.01.2016. Ready mixed concrete must be used in building construction.



viii. 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.

ix. 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.

VII. Green Cover:

i. 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.

VIII. Transport

i. 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.

ii. 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.

iii. Traffic Management Plan as submitted shall be implemented in letter and spirit. Further, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within 5 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. 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.

IX. Human health issues:

- i. 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.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. 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.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

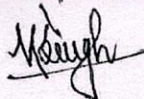
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X. Corporate Environment Responsibility:

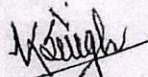
- i. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / 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.
- ii. 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.
- iii. 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.

XI. Miscellaneous:

- i. 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.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. 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.
- iv. 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.
- v. 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.
- vi. 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.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. 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).
- ix. 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.
- x. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

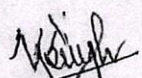


- xi. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
 - xii. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - xiii. 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.
 - xiv. 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.
6. This issues with the approval of the Competent Authority.


(Dr. Vinod K. Singh)
Scientist E

Copy to:

- 1) The Secretary, Department of Environment, Government of Delhi, New Delhi.
- 2) The Addl. Principal Chief Conservator of Forests (C), Ministry of Environment, Forests and Climate Change, Kendriya Bhavan, 5th Floor, Sector-H, Aliganj, Lucknow - 226024.
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
- 4) The Member Secretary, Delhi Pollution Control Committee, Department of Environment, Government of N.C.T. Delhi, 4th Floor, ISBT Building, Kashmere Gate, Delhi.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.
- 7) MoEFCC website.


(Dr. Vinod K. Singh)
Scientist E