



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), DELHI)

To,

The Director
TIRUPATI BUILDINGS & OFFICES PRIVATE LIMITED
Plot no. 3, District Centre Sector-10, Dwarka, New Delhi-110075 -110075

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/DL/INFRA2/404320/2022 dated 17 Nov 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC23B038DL145301 |
| 2. File No. | DPCC/SEIAA-IV/C-430/DL/2022 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Expansion of Hotel Building |
| 7. Name of Company/Organization | TIRUPATI BUILDINGS & OFFICES PRIVATE LIMITED |
| 8. Location of Project | DELHI |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 20/02/2023

(e-signed)
Dr. K.S. Jayachandran(IFS)
Member Secretary
SEIAA - (DELHI)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (SEIAA)-
DELHI**
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006

F.No. DPCC/SEIAA-IV/ C-430/DL/2022/ 5562-5575

Dated: 17/02/2023

Environmental Clearance No.: SEIAA-D/ C-430/EC-373/2022.

To,

Director,

M/s Tirupati Buildings and Offices Pvt. Ltd.

Plot No-3, District Centre, Sector-10,

Dwarka, New Delhi-110075

Email: tirupatibuildings07@gmail.com

Sub: Environmental Clearance for Expansion of Existing Hotel Building at Plot no. 3, Sector - 10, Dwarka, New Delhi-110075.

This has reference to your Proposal no. SIA/DL/INFRA2/404320/2022 submitted on 17.11.2022 on PARIVESH Portal for seeking Environmental Clearance (EC) under Environmental Impact Assessment (EIA) Notification dated 14.09.2006 amended as on date for the **Expansion of Existing Hotel Building at Plot no. 3, Sector - 10, Dwarka, New Delhi-110075** under violation category and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) for seeking prior Environmental Clearance for subject cited project as required under the EIA Notification, 2006. The proposal has been appraised in SEAC meetings as per procedure prescribed under the provisions of EIA Notification dated 14.09.2006 on the basis of the documents submitted with the application viz., Form-1, 1-A, Conceptual plan, EIA Report and the additional clarifications furnished in response to the observations of the State Level Expert Appraisal Committee (SEAC).

Earlier the project was granted EC vide letter no. 21-98/2008-IA.III dated 08.07.2008 for the built-up area of 55,550.169 sqm from MoEF, GoI.

The Proposal is for grant of Environmental Clearance for Expansion of Existing Hotel Building at Plot no. 3, Sector - 10, Dwarka, New Delhi-110075 for the enhanced built-up area, under violation category.

The MoEF&CC, GoI has issued Office Memorandum no. 22-21/2020-IA.III dated 07.07.2021 inter-alia prescribing standard operating procedure for identification and handling of violation cases under EIA Notification, 2006.

The said project/activity is covered under Category 'B' of item 8(a) of the schedule to the EIA Notification, 2006, and requires prior EC based on the appraisal by SEAC, Delhi.

As per the above said Office Memorandum, in cases of violation, action is to be initiated against the violators under section 15 read with section 19 of the Environment (Protection) Act, 1986.

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The Terms of Reference (ToR) for the project was granted by SEIAA Delhi vide letter F. No. DPCC/SEIAA-IV/C-395(ToR)/DL/2022/4526-29 dated 22.09.2022 under violation category.

The PP has submitted the demand draft of Rs. 13.87 Lakhs (Rupees Thirteen Lakhs Eighty Seven Thousands only) dated 29.09.2022 towards penalty for violation of EIA Notification 2006 as approved by the authority.

As contained in aforementioned Office Memorandum dated 07.07.2021, the project proponent is required to submit a bank guarantee equivalent to the amount of Remediation plan and Natural & Community Resource Augmentation Plan with the Delhi Pollution Control Committee. The quantification of such liability is to be recommended by Expert Appraisal Committee and finalized by Regulatory Authority (SEIAA) and the bank guarantee shall be deposited prior to the grant of environmental clearance and will be released after successful implementation of the Remediation plan and Natural & Community Resource Augmentation Plan.

The proposal for Environmental Clearance was considered by the State Expert appraisal Committee (SEAC) for projects relating to violation of the EIA Notification, 2006, in terms of the SoP as aforementioned, in its meetings held on 25.11.2022 and 09.12.2022. The Committee recommended the proposal for environmental clearance imposing certain conditions, including the following:

- i. SEAC recommended total amount of Rs.20,00,000/- Lakhs towards Remediation plan and Natural Resource Augmentation and Community Resource Augmentation plan to be spent within a span of two years.
- ii. Total budgetary provision with respect to Remediation plan, Natural Community Resource Augmentation Plan is Rupees 20 Lakhs. Therefore, project proponent shall be required to submit a bank guarantee of an amount of Rupees 20,00,000/- towards Remediation plan Natural Community Resource Augmentation Plan with the DPCC prior to the grant of EC.
- iii. Remediation Plan shall be completed in 2 years whereas bank guarantee shall be for 3 years. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
- iv. The PP shall submit the proof of credible action taken by the concerned state government/ state pollution control board under the provisions of the section 19 of the Environment Protection Act 1986 prior to the grant of EC.

The SEIAA in its 67th meeting held on 23.12.2022 approved the recommendations of SEAC made on 09.12.2022 for grant of Environmental Clearance to the project amending the Natural Resources & Community Resources Augmentation plan that Project Proponent shall carry out training/sensitization workshop for the major stake holders/Project Proponents in NCT of Delhi regarding minimal impact on environment by proposed project to save maximum number of existing trees, impact on ground water/ground water table, minimum impact on Noise, Air & Water Environment, Traffic etc in lieu of Natural Resources & Community Resources Augmentation plan with budgetary provision of Rs. 6.0 Lakhs (Rupees Six Lakhs Only).

(A)Cost summary of Remediation Plan and Natural and Community Resource Augmentation Plan:

S.No.	ITEM	Total Cost (Rs.)	Year- I (Rs.)	Year- II (Rs.)
1	Cost on Remediation of Environmental damages	14,00,000	9,00,000	5,00,000
2	Cost on Natural and Community Resource Augmentation plan.	6,00,000	Project Proponent shall carry out training/sensitization workshop for the major stake holders/Project Proponents in NCT of Delhi regarding minimal impact on environment by proposed project to save maximum number of existing trees, impact on ground water/ground water table , minimum impact on Noise , Air & Water Environment, Traffic etc in lieu of Natural Resources & Community Resources Augmentation plan with budgetary provision of Rs 6.0 Lakhs. The training /workshop to be conducted periodically starting with immediate effect through empaneled NGOs in MoEF & CC, GoI with consultation of DPCC before finalization of such program and MS/representative of DPCC shall attend the said program. The compliance of the same shall be submitted to SEIAA and regional office of MoEF & CC, GoI.	
TOTAL COST TO BE SPENT		Rs. 20,00,000/-		

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(B) Remediation Plan and cost:

S.N o.	Environ- mental Compon- ent	Remediation Proposed	Remarks	Rate (Rs.)	Quant ity	Total Cost (Rs.)	Year -I (Rs.)	Year- II (Rs.)
1	Air Enviroment	Fixed Water sprinkling system at pappankalan STP	Will be used to reduce the air pollution in nearby area in peak pollution time	150,000	1	150,000	150,000	-
		Installation of 2 no.Anti-smog Gun	Will be used to reduce the air pollution in nearby area in peak pollution time	500,000	2	10,00,000	500,000	500000
			TOTAL COST			1150,000	650,000	500000
2	Ecologi- cal Enviroment	Plantation outsidethe premises at Pappankalan STP	Will help to reduce Air pollution and also enhancethe beauty ofthe area	250,000	1	250,000	250,000	-
			TOTAL COST			250,000	250,000	-
COST OF REMEDATION						14,00,000	9,00,000	5,00,000

The Project Proponent has submitted the bank guarantee dated 19.01.2023 for Rs. 20,00,000/- (Rupees Twenty Lakh Only) to Delhi Pollution Control Committee (valid upto 24.01.2026) to ensure timely implementation of the proposed Remediation Plan and Natural Resource Augmentation and Community Resource Augmentation plan.

Complaint against the project has been filed on 04.02.2023 by SEIAA Delhi in the court of Chief Metropolitan Magistrate, Central, THC, Central Delhi for violation of EIA Notification, 2006.



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Details of the proposed project after proposed expansion are as under:

1. **Area Details (after expansion):** The total plot area will remain the same i.e 13,603.00 sqm the project has constructed a built up area of 61,646.72 sqm (55550.169 sqm + 3326.92 sqm + 2769.63 sqm), proposed ground coverage will be 6792.61 sqm. Total built-up area after expansion will be 96510.902 sqm. Proposed Non FAR area is 31,973.941 sqm and proposed FAR area is 38261.902 sqm. The total no. of Basements will be 3 nos. The Total Basement Area will remain the same as 26275.059 Sqm. The total nos. of floors will be 3B+ G+13+Terrace Level.
The maximum height of the building is 54 m and Total populations after expansion will be 3206 (existing is 2764 persons).
2. **Water Details :**
During construction phase: Total water requirement will be 10 KLD out of which 5 KLD Water will be sourced through treated water from STP for construction activities. For domestic use, 5 KLD water will be sourced through tankers.
During Operation phase after expansion: Total water requirement will be 329 KLD out of which 159 KLD will be from fresh water which will be met by Delhi Jal Board and tanker supply. Total waste water generated will be 192 KLD which will be treated in an existing STP of 210 KLD 170 KLD of treated water will be reused for flushing (62 KLD), gardening (8 KLD) and Cooling (100 KLD). It will be a ZLD complex. Total 3 no. of rainwater harvesting pits of size 4m dia and 4.5m depth have already been provided with a total capacity of 169.56 m³ .
3. **Solid and Hazardous Waste Management:**
During Construction Phase: Total 15 kg/day of waste will be generated from labourers out of which 9 kg/day will be biodegradable waste which shall be treated in existing Organic waste converter & 6 kg/day of non-biodegradable waste will be given to authorized recycler.
During Operation Phase after expansion approx. 640 kg/day of solid waste will be generated from the project out of which 384 kg/day of Biodegradable waste will be treated in already installed OWC and 256 kg/day of non-biodegradable waste will be given to the approved recycler.
4. **Power Details:**
The total Sanctioned Load of the project is 3333 kVA & connected load is 2000 kVA, which is being met by the BSES Rajdhani. 2 no. of D.G. sets of capacity 1X1500 kVA & 1X1250 kVA (standby) are already installed which have been operated during power cut only. No new DG will be installed for expansion.
5. **Parking facility (after expansion):** 537 ECS will be provided in the basement and at the surface.
6. **Eco-Sensitive Areas:** Distance of Okhla Wildlife Sanctuary from project site is 23.22 Km and from Asola Wildlife Sanctuary is 17.77 Km.
7. **Plantation:** After expansion, a total green area of 3047.85 m² will be developed.
8. **Cost of the project:** Total project cost after expansion will be Rs 467.88 Crores out of which the cost of expansion will be Rs. 60 crores.



Considering the proposal submitted by the project proponent, recommendations of SEAC dated 09.12.2022 considered and approved in meeting dated 23.12.2022 by SEIAA and submission of desired bank guarantee the Environmental Clearance to the above said project is hereby accorded as per provisions of Environment Impact Assessment Notification, 2006 and its subsequent amendments, subject to the strict compliance of the terms and conditions as follows:

A. SPECIFIC CONDITIONS:

1. The Project Proponent should implement the guidelines/ mechanism for using Anti Smog Gun in construction and Demolition projects having built-up area greater than 20,000 sqm issued by Department of Environment, NCT of Delhi, vide letter no. F. No.DPCC/(12)(1)(285)lab2020/2790- 2810 dated 16.09.2021 available at https://dustcontroldpcc.delhi.gov.in/Upload/GuidelinesPDF/43/FilePDF_43_723774.PDF. read alongwith guidelines of CPCB.Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppressant and soil stabilising chemical would be sprayed at prescribed interval on unpaved area of the construction sites to agglomerate the fine dust particles into aggregate too large to become airborne. This must be done in all those areas where there is movement of trucks and other construction machinery at frequent intervals to prevent formations of fine dust particles.
2. The project proponent shall register the project on the "Web Portal" for online remote monitoring by the agencies concerned and deploy anti smog guns in proportion to the area of construction site as prescribed vide direction no. 69 dated 02.11.2022 issued by Commission for Air Quality Management (CAQM).
3. The Project proponent shall install reference-grade (USEPA approved system) Continuous Particulate Monitoring System consisting of three nodes capable of monitoring dust emission from the construction site. The system must have the capacity for simultaneous monitoring of PM2.5 and PM10 and equip for data transfer on a real-time basis to the server of DPCC.
4. The Project Proponent shall install the gas based generators for power backup and the existing diesel generator shall be replaced by gas based generator whenever the replacement is required.
5. Total waste water generated will be 192 KLD which will be treated in an existing STP of 210 KLD. 170 KLD of treated water will be reused for flushing (62 KLD), gardening (8 KLD) and Cooling (100 KLD). As proposed, no treated water shall be disposed in to municipal drain. It will be a ZLD complex.
6. Treated water of DJB/ its own STP should be used for construction purposes with tertiary treatment of treated water of DJB STP to ensure it is fit for construction use.
7. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
8. Total 3 no. of rainwater harvesting pits of size 4m dia and 4.5m depth having a total capacity of 169.56 m3 shall be maintained properly with periodic cleaning. Runoff from roof top, landscape area, Open and road area will be connected to rain water harvesting pits.
9. Construction & Demolition waste should be disposed of at authorized C&D waste processing unit.

10. 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 including registration on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
11. PP shall provide IOT based Electro-chemical sensors in parking areas for air quality parameters i.e. CO, CO₂, Temperature, NO_x, SO_x, PM 2.5, PM 10, VOCs, H₂S, NH₃, Humidity to be connected to server 24x7 with quarterly calibration and data uploading every hour.
12. A report on energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared and submitted in first six monthly compliance report.
13. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
14. Separation of grey and black water should be done through a dual plumbing line.
15. The PP shall provide the Solar PV of atleast 130 kWp and shall ensure that at least 5 % of the total energy demand to be sourced from renewable energy which is feasible on this project.
16. 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.
17. After expansion, a total green area will be enhanced to 3047.85 sqm as proposed.
18. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
19. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
20. Green belt development surrounding the campus, 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.
21. Exposed roof area and covered parking should be covered with material having high solar reflective index.
22. Building design should cater to the differently-abled citizens.
23. 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.
24. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. 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.
25. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
26. Construction activities will be allowed only during day-time period.
27. Lubrication will be carried out periodically for plant machinery.

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, 1986, 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, and 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.

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- 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murram, 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 Rules 2016.
- x. 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.
- 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. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
 - iv. 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.
 - v. 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.
 - vi. 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.
 - vii. 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.
 - viii. 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.
 - ix. 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.
 - x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
 - xii. 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.
 - xiii. All recharge should be limited to shallow aquifer.
 - xiv. No ground water shall be used during construction phase of the project.

- xv. 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.
- xvi. 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.
- xvii. 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.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. 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.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. 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-law's 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. 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.
- iv. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. 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.
- vii. 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.

- viii. 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.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. 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. 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).
- ii. 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.
- iii. 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.
- iv. 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 roads 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. 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.

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.

X. 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 MoEF&CC/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 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.
- vi. 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 to the head of the organization.
- vii. 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
- viii. 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.
- ix. The project proponent shall inform the Regional Office as well as the Ministry/SEIAA, 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.
- x. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xi. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xii. No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA/Ministry of Environment, Forests and Climate Change (MoEF&CC).
- xiii. 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.
- xiv. The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xv. The SEIAA/Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xvi. 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.
- xvii. 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.

- xviii. 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.

The Environmental Clearance is being granted to **Tirupati Building and Offices Pvt. Ltd.**
Plot No-3, District Centre, Sector-10, Dwarka-110075.

This Environmental Clearance will be **valid for a period of Ten years from the date of its issue.**

It will be the responsibility of the project proponent to obtain prior clearances/approval & ensure compliances under all other relevant Acts/ Rules/ Regulations/ guidelines/ instructions/Court Orders/Tribunal Orders as applicable to this project before starting of the project.


(K.S. Jayachandran)

Member Secretary, SEIAA- Delhi

Copy to:

1. Sh. Sarvagya Kumar Srivastava (Chairman, SEIAA), 370, Asiad Village Complex, Sirifort, New Delhi-110049
2. The Chairman (DPCC), Department of Environment, Govt. of NCT Delhi, Secretariat Building, 6th Level, C-Wing, I.P. Estate, New Delhi-02.
3. The Pr. Secretary, Department of Environment, Govt. of NCT Delhi, Secretariat Building, 6th Level, C-Wing, I.P. Estate, New Delhi-02.
4. The Vice Chairman, DDA, Vikas Sadan, INA, New Delhi.
5. The Commissioner (Planning), DDA, Vikas Minar, IP Estate, New Delhi-110002.
6. The Chief Executive Officer (CEO), Delhi Jal Board, Varunalaya, Jhandewalan, New Delhi.
7. The Commissioner, Delhi Municipal Corporation, Dr. S.P.M. Civic Centre, JLN Marg, New Delhi-110002 .
8. The Deputy Commissioner of Police, South West District, Basant Lok, Vasant Vihar, New Delhi, Delhi 110070.
9. The Director, Fire Services, 101, Kashmire Market, Connaught Place, New Delhi, Delhi 110001
10. Deputy Director General of Forests (C), Ministry of Env., Forest and Climate Change, Integrated Regional Office, Jaipur , A-209&218, Aranya Bhawan, Mahatma Gandhi Road, Institutional Area, Jaipur - 304002, Rajasthan

11. The Director, Impact Assessment Division, Monitoring Cell, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jorbagh, New Delhi-110003.
12. The Member Secretary, Central Ground Water Authority, 18/11, Jamnagar House, Mansingh Road, New Delhi-110011
13. Member Secretary, Delhi Pollution Control Committee, 5th Floor, ISBT Building Kashmere Gate, Delhi-110006


(K.S. Jayachandran)
Member Secretary, SEIAA- Delhi

Validity unknown

Digitally signed by Dr. K.S.
Jayachandran(IFS)
Member Secretary
Date: 2/20/2023 2:23:20 PM