

F.No.21-117/2018-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: 23<sup>rd</sup> May, 2019

To,

Shri Lalit Kumar  
M/s Unique Innovation Pvt Ltd  
222/223, Mehrauli Gurgaon Road,  
South West, Delhi -110030  
E-mail: [fin@lutyensresort.com](mailto:fin@lutyensresort.com)

MS/7870  
05/06/19

|                                   |
|-----------------------------------|
| Delhi Pollution Control Committee |
| Date: 04 JUN 2019                 |
| MS                                |
| Sign. of Receiving Officer        |

**Subject: "Redevelopment of Existing Motel building" at Khasra No. 220 min, 221, 221/1, 223/2 and 225 min Village Sultanpur, Delhi by M/s Unique Innovation Pvt Ltd - Environmental Clearance - reg.**

Sir,

This has reference to your online proposal No. IA/DL/MIS/78285/2018 dated 25<sup>th</sup> October, 2018, 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 "Redevelopment of Existing Motel building" at Khasra No. 220 min, 221, 221/1, 223/2 and 225 min Village Sultanpur, Delhi by M/s Unique Innovation Pvt Ltd, was considered by the Expert Appraisal Committee (Infra-2) in its 39<sup>th</sup> meeting held during 26-28 March, 2019. Correction made in the minutes of 40<sup>th</sup> meeting held on 23<sup>rd</sup> April, 2019. 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 will be located at Latitude 28°30'06.91"N and Longitude 77°10'14.10"E
- (ii) The project is a Redevelopment project. The existing built-up area of 3,933.985 sqm will be demolished and redeveloped into a Motel Complex. Total plot area is 14,838.49 sqm. Net plot area of the project will be 12,558.216 sqm. Total FAR proposed for project will be 21,920.516 sqm. The Non-FAR will be 3,209.85 sqm, total basement area will be 19,433.129 sqm. The built-up area of the project after redevelopment will be 44,563.495 sqm. Total 2 nos. of main towers are proposed and maximum no. of floors will be 4B+G+8. Total no. of guest rooms will be 152 nos. The project will comprise of various activities i.e. Guest Rooms, Banquet Halls, Pre function area, Spa fitness centre, commercial. The maximum height of the building will be 34.25 m. Details of the project are as follows:

| S. No. | PARTICULARS                                    | Unit | Area Details |
|--------|------------------------------------------------|------|--------------|
| 1.     | Plot Area                                      | sqm  | 14,838.49    |
| 2.     | Net plot area                                  | sqm  | 12,558.216   |
| 3.     | Ground coverage (Permissible)(40% of net area) | sqm  | 5,023.286    |
| 4.     | Total Ground Coverage Achieved                 | sqm  | 4,789.55     |



| FAR Area (Permissible) |                                                           |     |            |
|------------------------|-----------------------------------------------------------|-----|------------|
| 5.                     | FAR (Permissible) (Motel)                                 | sqm | 21,976.878 |
| 6.                     | FAR (Permissible) (Commercial Area)                       | sqm | 4,384.103  |
| 7.                     | Total Permissible FAR                                     | sqm | 26,360.981 |
| FAR Proposed           |                                                           |     |            |
| 8.                     | FAR (Proposed) (Motel)                                    | sqm | 17,554.018 |
| 9.                     | FAR (Proposed)(Commercial Area)                           | sqm | 4,366.498  |
| 10.                    | Total FAR Proposed-(A)                                    | sqm | 21,920.516 |
| 11.                    | Total Non FAR-(B)                                         | sqm | 3,209.850  |
| Basement               |                                                           |     |            |
| 12.                    | Basement - 1                                              | sqm | 5,926.346  |
| 13.                    | Basement - 2                                              | sqm | 2,082.622  |
| 14.                    | Basement - 3                                              | sqm | 5,667.231  |
| 15.                    | Basement - 4                                              | sqm | 5,756.930  |
| 16.                    | Total Basement Area-(C)                                   | sqm | 19,433.129 |
| 17.                    | Built-up Area in sqm (FAR+NON-FAR+ BASEMENT AREA) (A+B+C) | sqm | 44,563.495 |
| 18.                    | Green Area (30.30%)                                       | sqm | 3,805.136  |
| 19.                    | Road Area including surface parking                       | sqm | 3,963.527  |
| 20.                    | No. of Floors                                             | -   | G+8        |
| 21.                    | No. of tower                                              | -   | 2          |
| 22.                    | No. of Basement                                           | -   | 4          |
| 23.                    | Height of Building                                        | m   | 34.25      |
| 24.                    | No. of guest rooms                                        | -   | 152        |
| 25.                    | Total Population                                          | -   | 2790       |
| 26.                    | No. of Rain Water Harvesting pits                         | -   | 4          |
| 27.                    | Parking Required                                          | ECS | 659        |
| 28.                    | Parking Provision                                         | ECS | 669        |
| 29.                    | Power Load                                                | KW  | 1584       |
| 30.                    | DG Sets                                                   | KVA | 3 x 750    |

- (iii) During construction phase, total water requirement is expected to be 5 KLD for construction purpose which will be met by treated water nearby STP. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labour force.
- (iv) During operational phase, total water demand of the project is expected to be 303 KLD out of which fresh water requirement will be 176 KLD which will be sourced through Delhi Jal Board (DJB). The total waste water will be 141 KLD shall be treated in STP of capacity 170 KLD. Treated water of 127 KLD will be reused in flushing, DG & HVAC cooling and gardening purposes. It will be a zero-discharge complex.
- (v) Total solid waste generation will be approximately 510 kg/day out of which 204 kg/day of organic waste will be treated in organic waste converter, 153 kg/day recyclable waste will be given to approved recycler and 153 kg/day of plastic waste also will be given to approved recycler. 24 ltrs/month used oil shall be generated and 3-4 kg/month E-waste will be generated. Battery waste shall be generated from inverters & UPS. It will be properly managed as per Batteries (Management and Handling) Rules 2001.
- (vi) The total power requirement will be 1584 KW which will be met by BSES. In case of power failure, power backup will be provided through DG sets. DG set of 3x750 KVA will be located on the Basement. Hence, to avoid the air



emissions, proper stack height shall be provided as per norms prescribed by CPCB.

- (vii) Total 4 Nos. of RWH pits shall be installed to recharge the ground water.
- (viii) Parking Requirement will be 659 ECS and provision will be 669 ECS shall be provided
- (ix) Energy Conservation measures: Day light provision shall be made by using openable windows (use of sunlight in lieu of conventional power). LED lights are proposed for common areas like corridors, lift and lobby. Transformers shall be having efficiencies as per ECBC Norms. For HVAC Water Cooled Chillers with centrifugal machines shall be installed. Chiller pumps are with Variable Frequency Drive (VFD). These bring in an advantage of diversified occupancy & operations & also results in 30% saving in power consumption & an energy saving of 20%.
- (x) Eco Sensitive Areas: Asola wildlife sanctuary lies within 10 km radius. It is located at 2.85 km away from project site in SE direction.
- (xi) NBWL Clearance is not required.
- (xii) Forest Clearance is not required.
- (xiii) There is no Court case pending against the project.
- (xiv) Cost of the project is Rs. 25 Crores
- (xv) Employment potential: Labourers during construction phase 150 no. and about 485 personnel as staff during operation phase.
- (xvi) Benefits of the project: Employment opportunities provided due to the project will lead to better quality of life and will also set a standard for future developments in the area. The project will led to increase in the infrastructure of the area and encouraged others for further development of the area. It will provide healthy, green & safe premises for living. People have more open and green spaces, bringing them closer to nature. People live, stay and recreate; and have immediate access to entertainment facilities in a single, spacious and secured area. Corporate Environment Responsibility will also be considered for the social benefits of the society.

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. The Committee during deliberation noted that the Motel and Restaurant Activity was granted Consent to Operate (Renewal) by Delhi Pollution Control Committee vide Consent Order No. DPCC/CMC/2014/34159 dated 15.05.2014 which was valid up to 02.03.2019. The project proponent confirmed before the Committee that the present water requirement is being fulfilled by water supply connection from Delhi Jal Board and existing water supply is sufficient to cater the future demand and no additional water is required for the proposed project. The Committee was also informed that as per the notification vide S.O. 2996(E) dated 11.09.2017 of MoEF&CC, Eco-sensitive Zone of Asola Bhati Wildlife Sanctuary has been notified and as per the notification, the Extent and boundaries of Eco-sensitive Zone of Asola Bhati Wildlife Sanctuary shall be of 15.55 square kilometers with an extent upto one kilometer around the Asola Bhatti Wildlife Sanctuary. The instant



proposal is outside the Eco-sensitive Zone of Asola Bhati Wildlife Sanctuary and does not attract NBWL clearance.

5. The EAC in its 39<sup>th</sup> meeting held on 26-28 March, 2019, based on the information submitted and clarifications 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 4<sup>th</sup> January, 2019 for the said project/activity, while considering for accord of environmental clearance. Further, correction made in the minutes of 40<sup>th</sup> meeting held on 23<sup>rd</sup> April, 2019. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project "Redevelopment of Existing Motel building" at Khasra No. 220 min, 221, 221/1, 223/2 and 225 min Village Sultanpur, Delhi by M/s Unique Innovation Pvt Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

**A. Specific Conditions:**

- (i) Consent to Establish/Operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (ii) The project proponent shall provide for adequate fire safety measures and equipment as per National Building Code/required by Fire Service Act of the State and instructions issued by the local Authority/Directorate of fire, from time to time. Further, the project proponent shall take necessary permission/NOC regarding fire safety from Competent Authority as required.
- (iii) 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.
- (iv) As proposed, fresh water requirement from Delhi Jal Board shall not exceed 176 KLD for which project proponent has already connection for the existing Motel and Restaurant. Existing water supply is sufficient to cater the future demand and no additional water is required for the proposed project.
- (v) Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, DG & HVAC cooling and gardening purposes. As proposed, it shall be a zero-discharge complex.
- (vi) The project proponents would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coliforms and other pathogenic bacteria.
- (vii) 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.



- (viii) 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 4 nos. of rain water harvesting recharge pits shall be provided for rain water harvesting after filtration as per CGWB guidelines.
- (ix) 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 adequate 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 dumping site.
- (x) 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 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.
- (xi) The project proponent shall comply super ECBC requirement of ECBC 2017.
- (xii) No tree cutting has been proposed in the instant project and only 4 trees have been proposed to be transplanted. Where absolutely necessary, tree transplanting shall be carried out with prior permission from the Concerned Regulatory Authority / Forest Department. 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. As proposed 3,805.139 sqm (30.30% of total area) area shall be provided for green area development.
- (xiii) As per the Ministry's Office Memorandum F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, and proposed by the project proponent, an amount of Rs. 0.50 Crores (@ 2% of project Cost) shall be earmarked under Corporate Environment Responsibility (CER) for the activities such as sanitation and waste management, skill development and computer education and plantation and horticulture. 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 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 fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
- iii. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- iv. 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.
- v. 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.
- vi. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- vii. 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. PM<sub>10</sub> and PM<sub>2.5</sub>) 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 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. 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.



- 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 neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- 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<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 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.

**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. 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 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. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during their presentation to the Expert Appraisal Committee.
- ix. The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013.





- x. 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).
  - xi. 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.
  - xii. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
  - xiii. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
  - xiv. 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.
  - xv. 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.
  - xvi. 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, 5<sup>th</sup> 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, 4<sup>th</sup> 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