

F.No.21-67/2019-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Delhi Pollution Control Committee
Dairy No. 69062
21 JAN 2020
MS
Sign. of Receiving Officer

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

Date: 10th January, 2020

To,

M/s Uppal Housing Pvt Ltd
11th Floor, One Horizon Centre,
Sector 43, Gurgaon - 122002, Haryana.
E Mail: deepaksharma@risland.com

MS/10189
22/01/20

Subject: Group Housing at Khasra no. 100/1 (2-09), Chandan Haula, New Delhi by M/s Uppal Housing Pvt Ltd - Amendment in Environmental Clearance - reg.

Sir,

This has reference to your online proposal No. IA/DL/MIS/110785/2019 dated 12th July, 2019, submitted to this Ministry for grant of amendment in Environmental Clearance (EC) granted in favour of M/s Uppal Housing Pvt Ltd for Group Housing at Khasra no. 100/1 (2-09), Chandan Haula, New Delhi, 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 amendment in Environmental Clearance to the above referred project was considered by the Expert Appraisal Committee (Infra-2) in its 43rd meeting held on 20-22 August, 2019 and 46th meeting held during 25-26 November, 2019. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- The Proposed project is for amendment in Environmental Clearance of "Group Housing" is situated at Chandan Haula, New Delhi being developed by M/s Uppal Housing Pvt Ltd (C/o M/s Brilliant Etoile Pvt Ltd).
- Earlier Environmental Clearance was granted vide letter F.No. DPCC/SEIAA-D-III/C221/2015/1518 dated 30th November, 2015 by SEIAA, Delhi for plot area 16,380 sqm and built-up area 65,939.85 sqm.
- The project was again granted Amendment in Environmental Clearance vide F.No. 212/DPCC/SEIAA/2016/38/4850-4854/4850 dated 14th October, 2016 for same Plot area i.e. 16,380 sqm and same built-up area i.e. 65,939.85 sqm with revision in specific condition for Green Area.
- Now, due to revised sanctioned layout plan, the built-up area of the project will decrease from 65,939.85 sqm to 62,173.591 sqm. However, there will be addition of 4 no. of dwelling units.
- The total estimated cost of the project is Rs. 110 Crores out of which cost of amendment/expansion is Rs. 1.15 Crores.
- The Project involves activities such as:-

Particulars	Number		
	As per Earlier Environmental Clearance granted	Amendment proposed	Details after Amendment in Environmental Clearance
Dwelling Units	156	4	160
EWS	124	0	124
Community Facility	1	0	1
Swimming Pool	1	0	1

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 amendments, and requires appraisal at State level by SEAC/SEIAA, Delhi. However, due to non-existence of SEIAA/SEAC in Delhi, the proposal is appraised at Central level by sectoral EAC.

4. The proposal was earlier considered in 43rd meeting of Expert Appraisal Committee (Infra-2) held during 20-22 August, 2019. The EAC deliberated upon the information provided by the project proponent. The Committee noted that due to change in the building plan, the project proponent had already made change and construction has been done. The project proponent has not sought any amendment prior to the change in the construction. The EAC was of opinion that before taking any decision on the proposal, the project proponent should obtain and submit a Certified Compliance Report issued by the MoEF&CC Regional Office, Lucknow for the environmental conditions stipulated in the existing environmental clearance. The Project Proponent has submitted the additional information on Ministry's website on 14.10.2019. Accordingly, proposal was re-considered by EAC in its 46th meeting held during 25-26 November, 2019.

5. During deliberations in 46th meeting held during 25-26 November, 2019, the project proponent informed the EAC that the project had granted Environmental Clearance vide letter F.No. DPCC/SEIAA-D-III/C221/2015/1518 dated 30th November, 2015 for plot area – 16,380 sqm and built-up area 65,939.85 sqm and amendment in a condition of Environmental Clearance granted vide letter No. 212/DPCC/SEIAA/2016/38/4850-4854/4850 dated 14th October, 2016 for same plot area and built-up area. Building plan were approved on 16th February, 2017 with built-up area 62,173.591 sqm under stating that built-up area was less than area granted in Environmental Clearance. Amendment in Environmental Clearance was not taken due to unawareness.

The EAC also deliberated on the certified compliance report letter No. IV/ENV/DLI/1402/2018/517 dated 3rd October, 2019 issued by the MoEF&CC's Regional Office (CR), Lucknow. As per the compliance report the project has been accorded EC from SEIAA, Delhi as Environmental Clearance (EC) No. SEIAA-D/C221/EC-306/2015 dated 30th November, 2015 for plot area 16,380 sqm and built-up area 65,939.85 sqm. Further, PAs have obtained amendment in EC vide F.No. 212/DPCC/SEIAA/2016/38/4850-4854/4850 dated 14th October, 2016 for same plot area and built-up area. Later Building plan were approved, which has reduced built up area, since built up area remains within limit of EC hence amendment not taken by project proponent. However, on the basis of revised population they suggested to take amendment in EC as per Building Plan-approved. As per the accorded EC, the total plot area is 16,380 sqm and total built-up area is 65,939.85 sqm for the development of above project with 2 towers (S+21) floors with a maximum height of 86.5 M. The EAC also noted that there was some non-compliance reported in the Compliance report. The project proponent informed that they have submitted action taken report on the non compliances to Regional Office, Lucknow vide letter dated 11th November, 2019.

6. The Committee deliberated upon the proposal and information submitted by the project proponent. The Committee recommended the Amendment in the Environmental Clearance letter F.No. DPCC/SEIAA-D-III/C221/2015/1518 dated 30th November, 2015 and its subsequent amendment granted by SEIAA, Delhi vide F.No. 212/DPCC/SEIAA/2016/38/4850-4854/4850 dated 14th October, 2016. As per

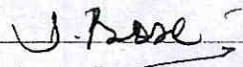
S. Bose

recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accord following amendment in Environmental Clearance issued vide letter F.No. DPCC/SEIAA-D-III/C221/2015/1518 dated 30th November, 2015 and its subsequent amendment F.No. 212/DPCC/SEIAA/2016/38/4850-4854/4850 dated 14th October, 2016:-

S. No.	Particulars	Unit	As per Earlier Environmental Clearance	Amendment proposed by project proponent	Amendment granted
1.	Project Cost	Rs.	110 Crore	111.15 Crores	111.15 Crores.
2.	Ground Coverage (Proposed)	sqm	4098.948 (26.37% of net plot area)	2090.527 (13.44% of net plot area) -2008.421 (reduction)	2090.527 (13.44% of net plot area)
3.	Total Permissible FAR	sqm	38124	36253.5 -2010.234 (reduction)	36253.5
4.	Total F.A.R (Proposed)	sqm	38117.42	36113.146 -2003.273 (reduction)	36113.146
Basement/Podium Area					
5.	Podium-1	sqm	0	6114.735	6114.735
6.	Podium-2	sqm	0	6114.735	6114.735
7.	Basement Area-1	sqm	7091.778	7095.825 +4.047 (increase)	7095.825
8.	Total Basement Area + Podium Area	sqm	20844.949	19325.295 -1519.654 (reduction)	19325.295
9.	Total Non-FAR Area	sqm	6977.485	6734.53 -242.955 (reduction)	6734.53
10.	Built-up Area (FAR + NON-FAR + BASEMENT Podium)	sqm	65,939.85	62,173.591 -3766.259 (reduction)	62,173.591
11.	Total Green Area	sqm	5309.79 (34.2% of net plot area)	6074.98 (39.1% of net plot area) +765.19 (increase)	6074.98 (39.1% of net plot area)
12.	No. of Floors	No.	S+21	S+22 +1 (increase)	S+22
13.	No. of Basement (Level)	No.	3	1 -2 (reduction)	1
14.	No. of Podium (Level)	No.	0	2 +2 (increase)	2
15.	Height of Building	m	86.5	95 +8.5 (increase)	95
16.	No. of Dwelling Unit	No.	156	160 +4 (increase)	160

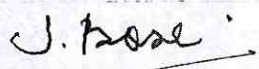
6. All other conditions stipulated in the Environmental Clearance granted vide letter F.No. DPCC/SEIAA-D-III/C221/2015/1518 dated 30th November, 2015 and its subsequent amendment F.No. 212/DPCC/SEIAA/2016/38/4850-4854/4850 dated 14th October, 2016 shall remain unchanged.

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


(Dr. Subrata Bose)
Scientist F

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. Subrata Bose)
Scientist F