

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY - DELHI**  
**OFFICE OF DELHI POLLUTION CONTROL COMMITTEE**  
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Date: 14.02.2011

To,

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**Sub: Flashed Factory (for Commercial Usage) at Delhi, New Delhi (earlier cited as "IT Towers (Office-cum-Retail complex) at Okhla, New Delhi") - Amendment in Environmental Clearance - Regd.**

This has reference to communication no. 74 received on 05.05.2011 followed by subsequent letters received on 09.06.2011, 21.10.2011, 29.11.2011, 18.11.2011, 06.11.2011, 15.12.2011 and 22.12.2011 made to State Level Expert Appraisal Committee, NEI, Delhi, constituted vide GOI notification no. S.O. 16993 dated 26.07.2008 and reconstituted vide GOI notification no. 18452 dated 09.08.2011, seeking amendment in the already awarded Environmental Clearance for IT Towers (Office-cum-Retail complex) at Okhla, New Delhi by Ministry of Environment & Forests, GOI vide no. 21-075/2008 IA-II dated 18.01.2009 followed by corrigendum issued vide no. 21-075/2008 IA-II dated 12.02.2009, due to increase in FAR.

- As per earlier awarded Environmental Clearance, the project involved Construction of IT Towers (Office + cum + Retail Complex) at Okhla, New Delhi by M/s Leonaite Builders and Developers Ltd. on a plot area of 78,501.00 Sq.m. (IT office - 54.4% and retail - 25.6%). The total built-up area earlier proposed was 14314.88 sq.m. (3 basements parking & services + ground retail shops & IT office) + 1 to 6 floors (IT office). The total water requirement was 243.5 KL/D (flush water requirement was 35.2 KL/D). The capacity of STP proposed was 195 KL/D. Treated wastewater was proposed to be used for flushing of toilets (34.2 KL/D), horticulture (37 KL/D) and AC cooling (24 KL/D). Total solid waste generation was expected to be 416 kg/day (bio-degradable - 175 kg/day and non-biodegradable - 243 kg/day). The power requirement earlier proposed was 4000 KW. The total parking slots proposed was for 517 EEC (surface - 101, Basement - 770) + 4 bus parking spaces. Total cost of project was Rs. 102.2 Crores.
- The proposal for amendment was considered by State Expert Appraisal Committee in its 31<sup>st</sup>, 30<sup>th</sup>, 34<sup>th</sup> and 35<sup>th</sup> meeting held on 09.05.2011, 21.10.2011, 22.11.2011 and 20.12.2011. So far, as submitted by project proponent, the construction work of two basement and G+2 floors is complete and services work in basement is in progress. The soil profile was also inspected by SPCC officials on 21.10.2011 with respect to issue of soil predation at the site, as per decision of the Committee in its 31<sup>st</sup> meeting held on 09.05.2011. The Committee, after due consideration of the relevant documents submitted by the project proponent, has approved the below mentioned proposed amendments in the

data as contained in the earlier awarded Environmental Clearance and recommended it to State Environmental Impact Assessment Authority (SEIAA) for the necessary advisance of following provisions:

It is also noted that the project now involves construction of Flatted Factory for Commercial usage at Chhita, Near Datta by Shri DLF Universal Ltd. on a plot area of 18,500.44 sq.m. The total built up area is 81708.32 sq.m. (2 Basements + Ground + 7 to 8 Storey). The Ground Coverage has been changed from 4818.7 sq.m. to 3078.82 sq.m. The FAR has been changed from 2604.18 sq.m. to 45829.67 sq.m. The maximum height of the proposed building has been changed from 29.75 m to 37.25 m. The estimated total population has been changed from 3583 persons to 3258 persons. The total water requirement is 322 KLD (Peak water requirement is 129 KLD). The estimated wastewater generation has been changed from 188.3 KLD to 214 KLD. The capacity of STP proposed is 250 KLD. The estimate amount of treated wastewater has been changed from 171.2 KLD to 207 KLD. Treated wastewater will be used for flushing of toilets (113 KLD), horticulture (28 KLD) and AC cooling (66 KLD). Total solid waste generation will be 302 Kg/day (biodegradable - 202 Kg/day and non-biodegradable - 408 Kg/day). The power requirement is 3100 KW. The water proposed (KLD) rate of 40100 KVA capacity for power back up has not been changed i.e. 3 x 1200 KW + 1 x 750 KW capacity. The car parking space is proposed for 881 SCE (surface + 212 Basement) + 588 x 3 bus parking space. Total cost of project is Rs. 180 Crores.

3. In view of above, SEIAA is by 16<sup>th</sup> meeting held on 27.02.2012 heavily accords necessary advisements as proposed above in the already issued Environmental Clearance amongst following additional conditions:

#### **Specific Conditions**

- i. Health and safety norms of CPWD should be followed during construction.
- ii. Proper measures should be adopted to control dust emissions during construction phase.
- iii. Mitigation measures should be strictly enforced to reduce PM<sub>10</sub> levels in air during construction phase and prevent increased noise pollution to CPC.
- iv. Soil and water samples of the site should be tested by the proponents through CPCIL recognized laboratory to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic components, or quality factor for inclusion in the ex-monthly report.
- v. Ambient noise levels should conform to prescribed residential standards both during day and night. Adequate measures should be made to reduce ambient air and noise level during construction and operation phase, so as to conform to the norms stipulated by CPCB/CPCIL. Ambient air and noise monitoring should be done by an accredited lab and data should also be submitted, as an monthly basis.
- vi. No groundwater extraction is allowed during construction and operation phases.
- vii. Paper recycling unit should be installed for recycle and reuse of waste paper.
- viii. Consent to Operate under Air and Water Acts shall be obtained from CPCIL before operation, failing which the Environmental Clearance herein shall be deemed to be withdrawn.
- ix. Zero wastewater discharge system to be achieved with installation of on-site Sewage Treatment Plant.
- x. Parking space for physically handicapped should be earmarked.

- vi. Energy Conservation Building Code to be strictly adopted in all aspects of building design and construction.

#### **General Conditions**

- i. Corporate Social Responsibility should be carried out as per action plan and budget submitted with letter-invoiced to SEAC on 22.12.2011.
  - ii. Officials from Ministry of Environment & Forests, Regional Office, Chandigarh and Delhi Pollution Control Committee, who would be monitoring the implementation of environmental safeguards, should be given full cooperation, facilities and documents/data on site by the project proponent during their site inspection. A complete set of all the documents submitted to SEAC should be forwarded to Ministry of Environment & Forests, Regional Office, Chandigarh & DPCC. The monthly monitoring reports should also be submitted to Ministry of Environment & Forests, Regional Office, Chandigarh & DPCC.
  - iii. In compliance to Hon'ble High Court's Order dated 17<sup>th</sup> August, 2008, viz., use and storage of all kinds of plastic bags shall be forbidden.
  - iv. E-waste generated in the complex shall be managed as per E-waste (Management and Handling) Rules, 2011 and disposed through approved e-waste recyclers.
  - v. The project proponent should prominently advertise in at least two local newspapers widely circulated in the region indicating that the project has been accorded pre-clearance in Environmental Clearance and copy of clearance is available with the DPCC and may also be seen on the website of DPCC at <http://www.dpcc.delhi.govt.in>. The advertisement should be made within 10 days from the date of receipt of the amendment letter.
  - vi. The project proponent should submit copy of Environmental Clearance to the Heads of Local bodies, Panchayats and Municipal bodies in addition to relevant offices of Government who in turn has to display the same for 30 days from the date of receipt.
4. The rest of the date and the Specific (Construction and Operation Phase) and General Conditions, remains the same as per the Environmental Clearance already issued.

(Sandeep Mishra)  
Member Secretary (SEIAA)

#### **Copies to:**

1. The Secretary (Environment) cum Chairman (DPCC), Department of Environment, Government of NCT of Delhi, Secretariat Building, 6<sup>th</sup> Floor, C-50/2, I.P. Estate, New Delhi.
2. Sh. Kaushal Kumar Mathur, Chairman, State Level Environmental Impact Assessment Authority, 8, Defence Enclave, Vasant Marg, Delhi - 110032.
3. The Director, Impact Assessment - B- Division, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi - 110003.
4. The Additional Director/Conservator of Forests, Ministry of Environment & Forests, Regional Office (NCT), Bays No.24-25, Sector 21 A, Sakshi Marg, Chandigarh - 160035.

(Sandeep Mishra)  
Member Secretary (SEIAA)