ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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

To,

The Director
UNITY BUILDWELL LIMITED
G-3, AGGARWAL CORPORATE TOWER, PLOT NO. 23, DISTRUCT CENTRE, RAJENDRA PLACE -110008

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/INFRA2/403740/2022 dated 21 Nov 2022. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B038DL163277**
2.	**File No.**	DPCC/SEIAA-IV/C-431/DL/2022
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Commercial Complex
7.	**Name of Company/Organization**	UNITY BUILDWELL 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: 03/07/2023

(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-431/DL/2022/ 617- 630 Dated: 27/06/2023

Environmental Clearance No.: SEIAA-D/ C-431/EC-375/2023.

To,

Mr. Harsh Vardhan Bansal, Director
M/s Unity Buildwell Ltd,
G-3, Aggarwal Corporate Tower, Plot No. 23,
District Centre, Rajendra Place, Delhi- 110008
Email: 23manglamplace@gmail.com

Sub: Environmental Clearance for Proposed Commercial Complex at Plot No-23, Manglam Place, District Centre, Rohini Sector-03 New Delhi by M/s Unity Buildwell Ltd.

This has reference to your Proposal no SIA/DL/INFRA2/403740/2022 submitted on 23.11.2022 on PARIVESH Portal for seeking Environmental Clearance (EC) under Environmental Impact Assessment (EIA) Notification dated 14.09.2006 amended as on date for **Proposed Commercial Complex at Plot No-23. Manglam Place, District Centre, Rohini Sector-03 New Delhi** 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 and the additional clarifications furnished in response to the observations of the State Level Expert Appraisal Committee (SEAC).

The Proposal is for grant of Environmental Clearance for Proposed Commercial Complex at Plot No-23. Manglam Place, District Centre New Delhi by M/s Unity Buildwell Ltd.

The Project is located at **Latitude:** 28°41'56.33"N; **Longitude:** 77° 6'57.37"E

Area Details:
The Total Plot Area of the project is 1,884 sqm. The Proposed Total Built-up Area is 29,795.734 sqm. The Proposed FAR Area is 13,593.47 sqm. The Proposed Non FAR Area is 12,558.985 sqm. The Proposed Ground Coverage is 1,454.303 sqm. The total no. of Basements will be 2. The total nos. of floors will be 2B+Service Floor G+16. The total no of expected population is 2760 persons. The Max. Height of the building is 80.6 m.

Water Details:
During Construction Phase, Total water requirement will be 19 KLD out of which Fresh Water Requirement for labourers is 2 KLD.

During Operational Phase, Total Water requirement of the project will be 118 KLD which will be met by 41 KLD of Fresh water from Delhi Jal Board and 77 KLD of treated water will be sufficed from inhouse STP. Total Waste water generated from the project will be 83 KLD which will be treated in house STP of 100 KLD capacity. Treated Water from STP will be 77 KLD which will be recycled and reused for Flushing (38 KLD), DG&HVAC Cooling (36 KLD) & Miscellaneous (03 KLD).
Number of Rain Water Harvesting (RWH) Pit proposed is 3 nos.

Solid Waste Details
During Construction Phase, Approx. 58.5 kg/day of solid waste will be generated from laborers which will be sent to Solid waste site. The construction waste material will be used to refilling.
During the Operation Phase, Total 1150 Kg/day of Solid Waste will be generated from the project. Out of which, 460 kg/day Bio-Degradable Waste will be treated in-house OWC of 170 kg/batch capacity. Non-Biodegradable Waste generated will be 460 kg/day and disposed through authorized vendors.

Power Details: Total Power requirement will be 2500 kVA and will be met from TPDDL. For Power Back up, 03 Nos. of Generator sets of Capacity 2385 kVA (1x500 kVA + 1x1400 kVA & 1X1400 kVA (standby)) will be installed.

Parking Facility Details: Total Proposed Parking is 77 ECS.

Eco-Sensitive Areas Details: Distance of Okhla Wildlife Sanctuary from project site is 22.57 Km, and from Asola Wildlife Sanctuary is 25.04 Km.

Plantation Details: Project is part of District Center and is to be constructed on the actual plot lines.
Cost Details: Total Cost of the project is Rs 50.88 Crores.

The project was appraised by SEAC in its 119th meeting held on 25.11.2022, SEAC in its 121st meeting held on 22.12.2022, 122nd meeting held on 06.01.2023, 123rd meeting held on 01.02.2023 and 69th SEIAA meeting held on 10.03.2023. Subsequently SEAC in its 127th Meeting held on 03.05.2023 based on the information furnished, documents shown & submitted, presentations made by the project proponent recommended the case to SEIAA for grant of Environmental clearance imposing the specific conditions.

The State Level Environment Impact Assessment Authority, Delhi (SEIAA-Delhi) considered the case in its 70th Meeting held on 31.05.2023 and accorded the Environmental Clearance to the above said project 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 aongwith guidelines of CPCB.Besides use of Anti-Smog Gunn the Project Proponent shall ensure that environment friendly Dust suppresant 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 nods 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. Green building norms should be followed with a 5 star GRIHA/IGBC/ASSOCHAM GEM rating.
5. The PP shall install the gas based generators for power backup.
6. Treated water of DJB 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. Use of treated sewage be avoided in Anti-Smog Gun and municipal supply water/ Class A or Class B water without conventional treatment but only after disinfection so as to make water free from coliforms, viruses and bacteria should be used.
8. The project proponent shall adhere to the total water requirement – 118 KLD, Fresh water requirement – 41 KLD, Treated water requirement – 77 KLD (for recycling in flushing – 38 KLD, DG&HVAC Cooling tower – 36 KLD and Miscc. 03 KLD.
9. The project proponent should adhere to the Cost of Environmental Monitoring as committed i.e. capital cost of Rs.44 Lacs and recurring cost of Rs. 7.8 Lacs/ year during construction phase and capital cost of Rs. 139.5 Lacs and recurring cost of Rs. 11.5 Lacs/ year during operation phase.
10. Formal approval shall be taken from the DJB/CGWA for any ground water abstraction of dewatering. The project proponent shall adopt suitable measures for controlling ground water backing up around basements.
11. At least 5 % (i.e. 125 kVA) of the total energy demand to be sourced from Solar (Renewable) energy as committed and try to achieve upto 10% of the total energy demand.
12. No. of Rain water harvesting pit shall be 3 nos. and storage tank of capacity of min. 1 day of total fresh water requirement. Boring for Rain Water Harvesting system should not be permitted/ done before completion of structure work. All recharge should be limited to shallow aquifer. Depth of boring should leave a buffer of atleast 5 m above ground water table.
13. The Environment Management Cell consisting of 01 person as Environment Officer, 01 person as Maintenance In-charge, 01 person for STP, 01 person for RWH and 01

person for Solid waste Collection & disposal shall be created as committed and made functional before commissioning of the proposed development.

14. 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.
15. 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
16. Construction & Demolition waste should be disposed of at authorized C&D waste collection centre/ processing unit.
17. Wind- breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 metres shall be provided all around the project site before the start of construction and demolition work.
18. 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 VardhamanKaushik Vs. Union of India & others and Sanjay KulshreshthaVs Union of India & others, CAQM/CPCB/DPCC extant statutory orders/guidelines/directions issued time to time including registration/ self audit on Dust Pollution Control Self-Assessment Portal with provision of video fencing and low cost sensors for monitoring PM 2.5, PM 10.
19. Project proponent shall be responsible for establishment, operation and maintenance of all common facilities and also for compliance of EC conditions during operation stage.
20. The cost of Environment Management Plan should be distinctly allocated in the budget of the project and details of the same along with time frame of the implementation should be reported in six monthly monitoring reports.
21. In view of MoEF&CC Office Memorandum No. 21-270/2008-IA.III dated 19.06.2013 read with MoEF&CC Office Memorandum No. 22-154/2015-IA.III dated 10.11.2015, this environmental clearance is granted focusing only on the environment concerns. The project will be regulated by the concerned local Civic Authorities under the provisions of the relevant provisions of the extant MPD-2021, Building Control Regulations and Safety Regulations.
22. The Environmental Clearance is subject to the condition that concerned local civic agencies will give the permission for use/ occupation of the building only after the written assurance of DJB/ New Delhi Municipal Council / other such local civic authority (as the case may be) regarding supply of adequate water for the residents/ occupiers.
23. Grant of environmental clearance does not necessarily implies that water/ power supply shall be granted to the project and that their proposals for water/ power supply shall be considered by the respective authorities on their merits and decision taking.
24. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from water/ power supply angle shall be

entirely at the cost and risk of the project proponent and SEAC/SEIAA, Delhi shall not be responsible in this regard in any manner.

25. As proposed, fresh water requirement from DJB shall not exceed 41 KLD. Occupancy Certificate shall be issued only after getting necessary permission for required water supply from DJB/ concerned Authority.
26. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/ reused for flushing, AC makeup water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
27. The PP shall provide toxic gas (Combustible gas, Carbon dioxide and Hydrogen sulphide, Methane, VOCs, Ammonia) detectors for STP area.
28. Energy audit shall be carried out periodically to review energy conservation measures.
29. All sensor/meters based equipments should be calibrated on quarterly basis.
30. Climate responsive design as per Green Building Guidelines in practice should be ensured to the maximum extent.
31. Vegetation should be adopted appropriately on the ground as well as over built structures such as roofs, basements, podiums etc.
32. Exposed roof area and covered parking should be covered with material having high solar reflective index.
33. Building design should cater to the differently-abled citizens.
34. 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.
35. All the vibrating parts will be checked periodically and serviced to reduce the noise generation and sound producing equipment.
36. Construction activities will be allowed only during day-time period.
37. Lubrication will be carried out periodically for plant machinery.
38. The tree plantation will be done in the command area of the district center with due permission of Manglam Place Authority
39. The project proponent shall install scrubber and catalytic convertor for air filtration system in basement.
40. Bills/Receipt issued by DJB against purchase of treated water from Rohini STP should be part of six monthly EC compliance report. Bills issued by private agency for supply water will not be sufficient.
41. During construction phase, only drinking water required by the labourers and the other fresh water requirement for Anti-Smog Gun is allowed to be supplied through tankers
42. Sensors to measure ground water level/Piezometers certified by CGWB should be installed by the PP immediately. These piezometers should have IoT facility and send data to the server for storage. Weekly data from these piezometer should be submitted along with EC compliance report. Calibration of these sensors should be done once in 6 months. Data of these piezometers should be also be
    a) Highlighted on PP website with monthly updation.
    b) Shared with DJB (ground water division) on quarterly basis.

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.

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_{10} 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 conditions imposed specifically for any particular environmental safeguard will prevail over the standard conditions.

xv. The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xvi. The SEIAA/Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xvii. 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.

xviii. 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.

xix. 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 **M/s Unity Buildwell Ltd for Proposed Commercial Complex at Plot No-23, Manglam Place, District Centre, Rohini Sector-03 New Delhi.**

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.

(Dr. 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, Delhi Pollution Control Committee, Secretariat Building, 6th Level, C-Wing, I.P. Estate, New Delhi-02.
3. The Principal Secretary(Environment), 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, DCP Office Complex, Ashok Vihar, Delhi-110052.
9. The Director, Fire Services, 101, Kashmere 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, Jhalana 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

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