

F.No.21-150/2017-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: 18th June, 2019

To,

The Executive Director,
M/s NBCC India Ltd
RBG Office, Delhi - II, NBCC (I) Limited,
GPRA Complex, New Motibagh,
New Delhi- 110023
E Mail: nbccindia123@gmail.com

Subject: Redevelopment of General Pool Residential Accommodation (GPRA) Colonies at Netaji Nagar, Delhi by M/s NBCC India Limited - Amendment in Environmental clearance - reg.

Sir,

This has reference to your online proposal No. IA/DL/NCP/96229/2017 dated 18th February, 2019, submitted to this Ministry seeking amendment in Environmental Clearance granted vide letter F.No.21-150/2017-IA-III dated 27th November, 2017 to the project 'Redevelopment of General Pool Residential Accommodation (GPRA) Colonies at Netaji Nagar, Delhi in favour of M/s NBCC India Limited', 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 39th meeting held on 26-28 March, 2019. The project proponent gave a detailed presentation on the salient features of the project and informed that:

- (i) NBCC (India) Limited has been assigned by Ministry of Housing and Urban Affairs (MoHUA) for the proposed redevelopment of General Pool Residential Accommodation (GPRA) Colony at Netaji Nagar, New Delhi. NBCC has obtained Environmental Clearance from Ministry of Environment, Forest and Climate Change vide Letter F.No. 21-150/2017-IA-III dated 27th November, 2017 for the said project.
- (ii) Environmental clearance (EC) has been obtained for total plot area of 4,42,404.80 sqm and total built-up area of 14,01,061.58 sqm. It was proposed to execute the work in 4 Phases consisting of Type II to VI quarters of 90 Towers with total dwelling units of 4,882 Nos, 5 Office Block, 1 Hostel Block and other social infrastructure like Netaji Nagar Market, Suvidha Market, Vegetable Market, Local shopping Centre, W.T.I, N.P.CO.ED Primary & Senior Secondary School, Sarvodaya Vidyalaya Sr. Sec. school, Barat Ghar, GrihKalyan Kendra, Club & Service apartments, Religious Buildings, Post Office, Dispensary, Zonal Health Center, Sandhya (Old Age Home) and Maintenance Office.
- (iii) Initial activities were taken up after obtaining the EC but meanwhile writ petitions /PIL were filed in Hon'ble High Court, Delhi and National Green

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Tribunal (NGT) against felling of trees and they ordered to maintain status quo in redevelopment of all seven GPRA Colonies including Netaji Nagar on 2nd July, 2018 and 26th July, 2018. Thereafter, MoHUA submitted an affidavit for consideration of Hon'ble High Court with regard to avoid cutting of the trees to the maximum extent possible thereby necessitating changes in layout plan, reduction in dwelling units etc. Based on the affidavit, Hon'ble High court of Delhi has ordered on 3rd October, 2018 that MoHUA / NBCC should be permitted to approach appropriate statutory authorities for necessary approvals of the revised proposals, which shall be considered by the said authorities in accordance with law. Further action/steps shall be taken by MoHUA/NBCC as per the decision of the statutory authorities.

- (iv) As per the Hon'ble High court directions, NBCC has reworked their concept plans and the components includes 5 residential type buildings (Type II, III, IV, V & VI) of 85 Towers with total dwelling units of 4,727 Nos, 5 Office Block, 1 SARTAC Hostel Block and other social infrastructure like Netaji Nagar Market, Suvidha Market (2 nos), W.T.I, NDMC Middle School, N.P. CO.ED Senior Secondary School, Sarvodaya Vidyalaya Sr. Sec. school, Barat Ghar, GrihKalyan Kendra, Post Office, Dispensary, Sandhya (Old Age Home), NBCC Office and Community Building.
- (v) Out of the above Social infrastructures, W.T.I, NDMC Middle School, Post Office, Sandhya (Old Age Home), NBCC maintenance Office are proposed to be retained which shall be refurbished later on.
- (vi) The details of the project components of the revised plan are as follows:
- i. The total plot area is 4,42,404.80 sqm and total construction area is 12,18,438.08 sqm. The details of the project as per EC granted and proposed amendment in the EC is as follows:

DESCRIPTION	EC OBTAINED DATED 27.11.2017	EC AMENDMENT REQUESTED	Remarks
Total Land Area	4,42,404.80 sqm	4,42,404.80 sqm	
Built up area	14,01,061.58 sqm	12,18,438.08 sqm	This includes area of 13521 sqm to be retained buildings.
No. of Dwelling units	6,878 units	6,587 units (4727 GPRA + 1860 servant quarters)	
Plot Coverage	1,13,875.20 sqm (25.74%)	1,07,525.97 sqm (24.30 %)	
Population	59,621 nos.	55,293 nos	
No. of Affected trees	2,490 nos.	1,600 (+/- 5 %) nos. (Excluding 224 nos already felled)	It is proposed to transplant all affected trees within the vicinity of the project site, as per the approval of the forest department, GNCTD.
Fresh Water Requirement	3,141 KLD (NDMC)	1,874 KLD (NDMC)	Reduction is due to adoption of Manual on norms & standard of MoEF&CC order no F.No.J-12011/3/2005-IA (CIE) part, dated-15.05.2007.
Sewage generation & its disposal	4,227 KLD • 2,145 KLD • 764 KLD • 953 KLD • 4,227 KLD (FAB Technology)	2,564 KLD • 1,183 KLD • 544 KLD • 558 KLD (one time) • 2,564 KLD (MBR Technology)	As per this the fresh water demand is considered as 65 lpcd against 90 lpcd. Flushing demand is also considered as 21 lpcd against 45 lpcd. Existing quantity of water supplied by NDMC is 3821 KLD as per the data provided by NDMC.
Excess Treated water		580 KLD (NDMC for gardening & horticulture purposes)	
Solid waste generation	19,863 kg/day • Biodegradable	18,696 kg/day • 11,218 Kg/day	

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- Non – biodegradable - STP Sludge	(OWC) • 10,528 Kg/day (Authorized Recyclers) • 609 Kg/day (Manure for gardening)	(OWC) • 7,478 Kg/day (Authorized Recyclers) • 360 Kg/day (Manure for gardening)	
Power requirement	48,041 kW	37,940 kW	

ii. The built-up area statement of project as per EC granted and proposed amendment in the EC is as follows:

S.No	Towers	EC Obtained				EC Amendment requested			
		No. of Floor Block	No of Towers	No of Dwelling units	Total (sqm)	No. of Floor Block	No of Towers	No of Dwelling units	Total (sqm)
Residential									
1	Type - 2	G + 9	19	1,482	91585.26	G + 9	18	1414	86456.20
2	Type - 2A					G + 9	1	59	3707.92
3	Type - 3	G + 9	18	1,404	97144.41	G + 9	17	1335	94291.95
4	Type - 3A					G + 9	1	59	4238.56
5	Type - 4 A	G + 10	10	410	49562.7	G + 9	6	233	28076.99
6	Type - 4 B	G + 10	10	420	50182.13	G + 10	13	556	66910.18
7	Type - 5 A	G + 9	4	152	27897.04	G + 10	13	559	101235.85
8	Type - 5 B	G + 10	11	462	84638.25				
10	Type - 6 A	G + 9	2	56	13548	G + 10	16	512	131703.65
11	Type - 6 B	G + 10	16	496	119669				
12	Combined Basement area				433109.54				329075.34
Sub Total (A)			90	4,882	967336.33	4,727		845696.64	
Office									
1	Block - 1	G + 10	1	-	51375.64	G + 8	1	-	67874.81
2	Block - 2	G + 10	1	-	45613.14	G + 8	1	-	56610.04
3	Block - 3	G + 10	1	-	42048.57	G + 8	1	-	56230.25
4	Block - 4	G + 10	1	-	59720.09			-	-
5	SARTAC Office	G + 5	1	-	3055.81	G + 5	1	-	3135.31
6	SARTAC Hostel	G + 4	1	-	4482.14	G + 8		-	5859.17
7	Combined Basement area				137489.75				140012.75
Sub Total (B)					343785.12				329722.33

S.No	Towers	EC Obtained				EC Amendment requested				Remarks
		No. of. Floor / Block	No of Towers	No of Dwelling units	Total (sqm)	No. of. Floor / Block	No of Towers	No of Dwelling units	Total (sqm)	
Social Infrastructure										
1	Netaji Nagar Market	G + 2	1	-	5040.41	G + 2	1	-	7228.40	
2	Suvidha Market 1	G + 1	4	-	2565.31	G + 1	1	-	476.31	
3	Suvidha Market 2					G	1	-	476.31	
4	Vegetable Market	G	1	-	351.79	-	-	-	Combined with Netaji Nagar Market	
5	Local Shopping Centre	B + G + 3	1	-	12398.95	-	-	-	-	
6	W.T.I	G+3	1	-	1705.85	-	-	-	3266	Retained
7	N.P.CO.ED Primary School	G+3	1	-	1744.536	-	-	-	-	

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8	NDMC Middle School					-	-	-	1465	Retained
9	N.P.CO.ED Senior Secondary School	G + 3	1	-	6823.29	G+3	1	-	5848.42	
10	Sarvodayavidyalaya Sr. Sec. School	G + 3	1	-	7809.25	-	-	-	4805	Retained
11	Barat Ghar	G + 2	1	-	968.94	G + 1	1	-	762.09	
12	Grih Kalyan Kendra	G + 3	1	-	2132.19	G + 1	1	-	1331.94	
13	Community & Service Apartments	G + 7	1	-	9531.06	-	-	-	-	

S.No	Towers	EC Obtained				EC Amendment requested				Remarks
		No. of Floor / Block	No of Towers	No of DU*	Total (sqm)	No. of Floor / Block	No of Towers	No of DU*	Total (sqm)	
14	Social Infrastructure									
15	Post Office	G + 3	1	-	1250.86	-	-	-	1460.00	Retained
16	Dispensary	G + 3	1	-	1388.61	G+3	1	-	1302.00	
17	Zonal Health Center	G	1	-	196.84	-	-	-	-	
18	Sandhya (Old Age Home)	G + 2	1	-	2423.11	-	-	-	1297	Retained
19	NDMC Maintenance Office	G	1	-	163.94	-	-	-		
20	CPWD Training Centre	G + 1	1	-	448.35	-	-	-		
21	Maintenance Office (Earlier Grih Kalyan Kendra)	G + 1	1	-	1228.00	G + 1	1	-	1228.00	Retained
22	Community Building	-	-	-	-	Ground			107.61	
23	Gate & Guard Room etc & ESS Building	-	-	-	-				2425.00	
24	Combined Basement area				31980.99	-	-	-	9540.03	
Sub Total (C)					89940.13				43019.11	
Grand Total (A + B + C)		-	-	4882	1401061.58	4727			1218438.08	

- iii. During construction phase, the total water requirement is expected to be 358 KLD which will be met by procuring recycled /treated water from nearby STP and the sewage generated will be treated by providing mobile STP. Temporary sanitary toilets will be provided during peak labour force.
- iv. During operational phase, total fresh water demand of the project is expected to be 1,874 KLD and the same will be sourced from the existing supply of 3821 KLD by New Delhi Municipal Council (NDMC). Sewage generated (2,564 KLD) will be treated in STP of 2,564 KLD capacity based on Membrane Bio Reactor technology (MBR). 2,307 KLD of treated sewage will be recycled (1,183 KLD for toilet flushing, 544 KLD for landscaping and 558 KLD (one time) for HVAC. Excess treated sewage will be supplied to NDMC for gardening & horticulture purposes in surrounding areas. No sewage will be disposed into Municipal drain.
- v. Solid Waste generation of the project has been projected as 18,696 kg /day. The biodegradable waste (11,218 kg/day) will be processed in Organic Waste Converter and the non-biodegradable waste (7,478 kg/day) will be handed

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over to Authorized Recyclers. The Bio-Sludge of 360 kg/day from STP will be used as manure for gardening and green belt development.

- vi. During construction phase, the total power requirement is 4500 kVA and for operation phase of the proposed project is 37,940 kVA which will be availed from New Delhi Municipal Council (NDMC).
- vii. The total rainwater harvesting (RWH) potential estimated in the site is 8,105.33 cum during peak hour rainfall. Rain water harvesting pits of 62 nos. will be constructed within the project site for recharge of groundwater. Surplus water from the recharge pits shall be diverted to the storm water drainage network.
- viii. The parking facilities for 6,587 Nos. of two wheelers and 11,015 ECS for four wheelers is proposed to be provided as per Model Building Bye-Laws, 2016, TCPO (Town and Country Planning Organization) Norms and GPRA Norms as applicable.
- ix. Proposed energy saving measures would save about 19.967% of power per annum.
- x. It is not located within 10 km of Eco sensitive areas.
- xi. There is no court case pending against the project.
- xii. Investment/ Cost of the project is Rs. 5,466 crores.
- xiii. The Employment potential will be 7500 persons during construction phase.
- xiv. Benefits of the project: The proposed redevelopment is General Pool Residential Accommodation (GPRA) with supporting social infrastructure, General Pool Office Accommodation (GPOA) with advanced facilities under Ministry of Housing and Urban Affairs. The proposed project benefits the surroundings by providing employment opportunities both during construction and operation phase thereby enhancing the socio-economic and standard of living of the locality.

3. The project/activity is covered under category 'B' of item 8(b) 'Townships and Area Development 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.

4. The EAC in its 39th meeting held on 26-28 March, 2019, during deliberation noted that as per the EC granted vide dated 27th November, 2017, initial activities were taken up but due to writ petitions /PIL filed in Hon'ble High Court, Delhi and National Green Tribunal (NGT) against felling of trees, the Hon'ble High Court has ordered to maintain status quo in redevelopment of all seven GPRA Colonies including Netaji Nagar on 2nd July, 2018 & 26th July, 2018. Thereafter, MoHUA submitted an affidavit for consideration of Hon'ble High Court with regard to avoid cutting of the trees to the maximum extent possible thereby necessitating changes in layout plan, reduction in dwelling units etc. Based on the affidavit, Hon'ble High court of Delhi has ordered on 3rd October, 2018, that MoHUA/NBCC should be permitted to approach appropriate statutory authorities for necessary approvals of the revised proposals, which shall be considered by the said authorities in accordance with law.

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Accordingly, the project proponent has submitted application for amendment in the environmental clearance granted to the project.

The Committee also noted that the project proponent has revised the water balance and reduced the requirement as per Manual on norms and standards for environment clearance of large construction projects of MoEF&CC issued vide order no. F.No. J-12011/3/2005-IA (CIE) part, dated 15th May, 2007. Now the fresh water demand is considered as 65 lpcd against 90 lpcd and flushing demand is considered as 21 lpcd against 45 lpcd. As per the revised water balance, during operational phase, total fresh water demand of the project is expected to be 1,874 KLD and the same will be sourced from the existing supply of 3821 KLD in Netaji Nagar (as per certificate received from NDMC vide dated 13.09.2018).

The Committee further noted that as per the revised tree cutting/transplantation plan, out of 3,906 existing trees of different species, 1,600 (+/- 5%) trees will be transplanted and 2306 (+/- 5%) trees will be retained at the project site. Land admeasuring 21.45 Ha (14.45 +7) has already been handed over by DDA in Yamuna flood plains to Forest department, GNCTD for Compensatory Plantation against the previous tree cutting permission. Compensatory plantation of 16,056 plants of major species has already been done by the forest department on 14.45 Ha of land and 7777 nos of plants shall further be planted in the remaining 7 hectares of Land during coming monsoon.

In a query by the EAC regarding decrease in green belt area, the project proponent has informed that earlier an area of 7,390 sqm was proposed for open parking. Now in the revised proposal and area of 9,972.94 sqm has been proposed for open parking resulting in decrease in green belt area.

During deliberation, the project proponent has informed the Committee that regarding Traffic study, UTTIPEC has decided to have a long term traffic congestion mitigation measures. Accordingly, PWD, GNCTD (Road owning Agency) has been appointed to conduct a comprehensive study synchronizing with their other upcoming road infrastructure works. Before submission to UTTIPEC, as an abundant precaution, expert agencies namely IUT & UMTC have been appointed by MoHUA to make the scheme comprehensive and effective. MoHUA in their affidavit submitted to Hon'ble High court stated that Possession will be allowed to be given only after addition / alteration to road infrastructure required to maintain smooth flow of traffic.

5. The EAC, 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 amendment in environmental clearance with stipulated specific conditions. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accord amendment in Environmental Clearance issued vides dated 27th November, 2017 with following specific conditions:

- (i) All the conditions contained in the Environment Clearance letter F.No.21-150/2017-IA-III dated 27th November, 2017 shall be complied with.
- (ii) 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.

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- (iii) 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.
- (iv) 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.
- (v) As proposed, fresh water requirement from NDMC (as per certificate received from NDMC vide dated 13th September, 2018) shall not exceed 1874 KLD. Existing water supply is sufficient to cater the future demand and no additional water is required for the proposed project.
- (vi) Sewage shall be treated in the STP based on Membrane Bio Reactor (MBR) Technology. Treated sewage will be recycled and re used toilet flushing, landscaping and for HVAC (one time). Excess treated sewage will be supplied to NDMC for gardening & horticulture purposes in surrounding areas. No sewage will be disposed into Municipal drain.
- (vii) 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.
- (viii) 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.
- (ix) 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 62 nos. of rain water harvesting recharge pits shall be provided for rain water harvesting after filtration as per CGWB guidelines.
- (x) NBCC shall be responsible for implementation of the traffic plan that is under preparation in coordinate with PWD, GNCTD (Road owning Agency) for the impact of the re-development project. The Traffic Management plan shall be implemented simultaneously and commissioned before allowing any occupants possession and start residence in the rehabilitated accommodation. Possession will be allowed to be given only after addition / alteration to road infrastructure required to maintain smooth flow of traffic.
- (xi) No tree cutting/felling would be permitted. However, the project proponent has proposed to transplant 1,600 (+/- 5%) trees. No tree transplantation should be carried out unless exigencies demand. Where absolutely necessary, tree transplantation shall be with prior permission from the Tree Authority

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constituted as per the Delhi Preservation of Trees Act, 1994 (Delhi Act No. 11 of 1994). 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). In case of non-survival of any transplanted tree, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree) shall be done and maintained.

- (xii) 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, 1,81,384 (41% of the plot area) area shall be provided for green area development.
- (xiii) The project is recommended for grant of amendment in Environmental Clearance subject to final outcome in the W.P.(C) No. 6680/2018 in the matter of Dr. Kaushal Kant Mishra Vs Union of India & Ors pending before the Hon'ble High Court of Delhi.

6. All the other conditions contained in the MOEF&CC letter F.No.21-150/2017-IA-III dated 27th November, 2017 shall remain the same.

7. This issues with the approval of 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)
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