

F.No.21-39/2015-IA.III
Government of India
Ministry of Environment, Forest & Climate Change
(IA.III Section)

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

Dated: 21st August, 2015

To

The Executive Engineer,
New Delhi Projects Division,
Central Public Works Department (CPWD),
3, Dr. Bishambar Das Marg,
New Delhi - 01

Sub: 'Redevelopment of Housing of Hon'ble Members of Parliament' at North and South Avenue, New Delhi by Central Public Works Department - Environmental Clearance - reg.

Sir,

This has reference to your application No. 23(18)/NDPD/Civil/2015/ 88 dated 28.01.2015, submitting the above-mentioned proposal to this Ministry for grant of Environmental Clearance (EC) in term of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection), Act, 1986.

2. The proposal for **'Redevelopment of Housing of Hon'ble Members of Parliament' at North and South Avenue, New Delhi by Central Public Works Department, New Delhi** was considered by the Expert Appraisal Committee (EAC) in the Ministry for Infrastructure Development, Coastal Regulation Zone, Building/ Construction and Miscellaneous projects, in its meeting held on 19th - 21st May, 2015.

3. The details of the project, as per the documents submitted by the project proponent (PP), and also as informed during the above said EAC meeting, are reported to be as under:-

(i) The proposal involves redevelopment of Housing of Hon'ble Members of Parliament at North and South Avenue, New Delhi by CPWD.

(ii) The total plot area of the project will be 1,99,137.31 sqm. The buildings will comprise of maximum of G+1 floors, having a total built up area of 84,299.22 sqm. The total ground coverage achieved will be 47164.71 sqm. The existing houses at site have 424 dwelling units which will be demolished in phased manner. The project will be redeveloped to have 291 duplex residential units and 291 number of servant quarters. The residential population of the redeveloped project will be 2910.

(iii) Of the total project, 67,462.591 sqm. has been devoted for green area and landscape development. Work is scheduled to be taken up in phases over 8-10 years time.

(iv) During operational phase, total water demand of the project is expected to be 579 KLD and the same will be met by the NDMC Supply and Recycled Water. Wastewater generated (382 KLD) uses will be treated in SBR based STPs of total 2x200 KLD capacity. 306 KLD of treated wastewater will be recycled (137 KLD for

flushing, 121 KLD for gardening and 48 KLD for road & vehicle washing). About 169 KLD will be disposed into municipal drain during monsoons only. During construction phase, total water requirement is expected to be 50 KLD which will be met by temporary connection from NDMC/Jal Board or tankers. During the construction phase, mobile toilets connected to existing sewer line will be provided for disposal of waste water.

(v) About 2.11 TPD solid waste will be generated in the project. The garbage shall be collected by sweepers through door to door collection in the entire housing complex. An arrangement to collect decomposable and non-decomposable waste in separate bags from households will apply. New Delhi Municipal Council shall be responsible for transportation of garbage up to disposal point for treatment.

(vi) The power consumption of the project during operation has been worked out to be 10 MVA, which will be sourced from New Delhi Municipal Council. The total power requirement during construction phase will be through temporary connection from NDMC (20 KW) or green Genset (20 KW).

(vii) **Parking facility** for 873 four wheelers and 291 two wheelers are proposed to be provided for the project.

(viii) Rooftop rainwater of buildings will be collected in 16 RWH pits of total 2544 cum/hr capacity for harvesting & ground water recharge after filtration.

(ix) Proposed energy saving measures would save about 48 % of power.

(x) **Investment/Cost:** The total cost of the project will be Rs. 600 crores approximately.

(xi) **Wildlife issues:** It is not located within 10 km of Eco-Sensitive areas. The nearby features from proposed site are Okhla Bird Sanctuary located at a distance of 10.8 kms towards southeast direction and River Yamuna located at a distance of 5.0 kms towards east. Also, the state boundary of Uttar Pradesh is at a distance of 10.1 kms in ESE direction.

(xii) **Forests land:** No diversion of forest land in the project.

(xiii) There is no **court case** pending against the project.

(xiv) **Employment potential:** At least 1450 nos (support staff, gardeners, maids, housekeepers, household workers, drivers etc.

(xv) **Benefits of the project:** Reconstruction of buildings with latest technology requiring lesser maintenance cost, functionality more efficient, more energy efficiency and waste water treatment facility.

4. The proposal was considered by the EAC and recommended in its meeting held on 19th – 21st May, 2015 for grant of Environmental Clearance. As per recommendations of the EAC, the Ministry of Environment, Forest & Climate Change hereby accords Environmental Clearance to the above-mentioned project **'Redevelopment of Housing of Hon'ble Members of Parliament' at North and South Avenue, New Delhi by Central Public Works Department, New Delhi** under the provisions of the Environment Impact Assessment Notification, 2006 and amendments thereto and Circulars issued thereon and subject to the compliance of the following specific conditions, in addition to the general conditions mentioned below:

PART A – SPECIFIC CONDITIONS

I. Construction Phase

- (i) The Project Proponent shall ensure that the guidelines issued vide this Ministry's OM No. 19-2/2013-IA.III dated 09.06.2015, to be followed for building and construction projects to ensure sustainable environmental management in pursuance of Notification No. 3252 (E) dated 22. 12.2014 under the EIA Notification, 2006, as applicable, are followed in this project.

- (ii) The Project Proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work.
- (iii) 'Consent to Establish' shall be obtained from Delhi Pollution Control Committee under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (iv) The total plot area of the project will be 1,99,137.31 sqm. The total built up area shall be 84,299.22 sqm. The total ground coverage achieved shall be 47164.71 sqm. The buildings will comprise of maximum of G+1 floors. The existing houses at site have 424 dwelling units which shall be demolished in phased manner. The project shall be redeveloped to have 291 duplex residential units and 291 number of servant quarters. The residential population of the redeveloped project shall be 2910.
- (v) Of the total project, 67,462.591 sqm shall be provided for green area and landscape development.
- (vi) During operational phase, total water demand of the project is e 579 KLD which shall be met by the NDMC Supply and Recycled Water. Wastewater generated (382 KLD) uses shall be treated in SBR based STPs of total 2x200 KLD capacity. About 169 KLD shall be disposed into municipal drain during monsoons only. During construction phase, total water requirement is 50 KLD which shall be met by temporary connection from NDMC/Jal Board or tankers. During the construction phase, mobile toilets connected to existing sewer line shall be provided for disposal of waste water.
- (vii) About 2.11 TPD solid wastes will be generated in the project. The garbage shall be collected by sweepers through door to door collection in the entire housing complex. An arrangement to collect decomposable and non-decomposable waste in separate bags from households shall apply. New Delhi Municipal Council shall be responsible for transportation of garbage up to disposal point for treatment.
- (viii) The power consumption of the project during operation is 10 MVA, which shall be sourced from New Delhi Municipal Council. The total power requirement during construction phase shall be through temporary connection from NDMC (20 KW) or green Genset (20 KW).
- (ix) Parking facility for 873 four wheelers and 291 two wheelers shall be provided for the project.
- (x) The project proponent shall comply with the conditions of NOC/ Clearance obtained from Fire Department.
- (xi) All the construction shall be in accordance with the local building byelaws. The Project Proponent shall obtain all necessary clearances.
- (xii) Possible arrangement shall be made for translocation of old trees. The PP would prepare an appropriate plan in consultation with State Forest Department and submit to the Ministry of Environment, Forest and Climate Change.



- (xiii) Modern technology machines should be used for demolition of existing building structure to avoid the noise and dust pollution to maximum possible extent.
- (xiv) The project proponent shall put in place a credible enforcement mechanism for compliance of energy conservation measures with its allottees, as projected, in perpetuity. This would be monitored by the designed Energy Conservation/ efficiency Authority in the State.
- (xv) D.G set shall be at least 6 m away from the boundary.
- (xvi) Temporary toilets will be provided for all construction labour.
- (xvii) Suitable toilet fixtures for water conservation shall be provided.
- (xviii) Proponent shall obtain permission for ground water withdrawal from State Ground Water Authority.
- (xix) The rainwater harvesting plan should be incorporated by the CGWA.
- (xx) 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.
- (xxi) A First Aid Room will be provided in the project both during construction and operation of the project.
- (xxii) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- (xxiii) Disposal of muck during construction phase should 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.
- (xxiv) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (xxv) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (xxvi) Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the Delhi Pollution Control Committee.
- (xxvii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- (xxviii) The diesel required for operating DG sets shall be stored in underground tanks and clearance from Chief Controller of Explosives shall be taken, as applicable.

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- (xxix) 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 and should be operated only during non-peak hours.
- (xxx) Ambient noise levels should conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/ DPCC.
- (xxxi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003.
- (xxxii) Ready mixed concrete must be used in building construction.
- (xxxiii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxxiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxxv) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxvi) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xxxvii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxxviii) Use of glass may be reduced by up-to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxix) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xl) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

II. Operation Phase

- (i) 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.
 - (ii) The treated wastewater of 306 KLD shall be recycled and reused for flushing (137 KLD), gardening (121 KLD) and for road and vehicle washing (48 KLD), to reduce the demand of fresh water as committed.
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- (iii) Solid waste management shall be collected, treated and disposed in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises.
- (iv) The Operation and Maintenance of STP shall be made in the MoU with STP supplier. Project Proponent shall ensure regular operation and maintenance of the STP.
- (v) Parking facility with 6 m clear driveway shall be provided as committed.
- (vi) The Project Proponent shall explore the possibilities of reusing the treated wastewater from nearby projects.
- (vii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Delhi Pollution Control Committee. Necessary measures should be made to mitigate the odour problem from STP.
- (viii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (ix) Diesel power generating sets proposed as source of back-up power for elevators and common area illumination during operation phase 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 low sulphur diesel. The location of the DG sets may be decided with in consultation with Delhi Pollution Control Committee.
- (x) Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xi) The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- (xii) Rain water harvesting for roof run- off and surface run- off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- (xiii) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use 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. Use of solar panels may be done to the extent possible.

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PART - B. GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned Delhi Pollution Control Committee. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.

5. Officials from the Regional Office of MoEF&CC, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC should be forwarded to the CCF, Regional office of MoEF&CC, Lucknow.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.

9. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the Delhi Pollution Control Committee (DPCC) and may also be seen on the website of the Ministry of Environment, Forest & Climate Change at <http://www.envfor.nic.in>. The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Lucknow.

11. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation V/s Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

12. Any appeal against this clearance 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.

13. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.

14. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the DPCC. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

15. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned Delhi Pollution Control Committee as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.


21/8/2015
(S.K Srivastava)
Scientist E

Copy to:

- 1) The Secretary, Department of Environment, Govt. of N.C.T. Delhi, Secretariat Building, I.P. Estate, New Delhi
- 2) The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi-32
- 3) The Member Secretary, Delhi Pollution Control Committee, Department of Environment, Govt. of N.C.T. Delhi, 4th Floor, ISBT Building, Kashmere Gate, Delhi
- 4) Additional PCCF (C), Ministry of Environment, Forest and Climate Change, Regional Office (CZ), Kendriya Bhawan, 5th Floor, Sector 'H', Aliganj, Lucknow - 20
- 5) IA - Division, Monitoring Cell, MoEF, New Delhi - 3
- 6) Guard file.


21/8/2015
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