

By Speed Post

STATE ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY (SEIAA)-DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
5th Floor, ISBT Building, Kashmere Gate, Delhi-110006
visit us at : <http://dpcc.delhigovt.nic.in>

F.No.DPCC/SEIAA-III/C-353/DL/2018/ 6960-6971

Dated: 23/03/2018

Environmental Clearance No : DPCC/SEAC/50/SEIAA/1/2012 regarding.

To,
Young Builders (P) Ltd,
43, Babar Road, Bengali Market,
New Delhi-110001

Sub: Withdrawal of Environmental Clearance for "Proposed Group Housing Complex at 1 and 3 Cavalry Lane and 4 Chhatra Marg at Civil Lines (Adjoining Vishwavidyalaya Metro Station) Delhi", issued vide Environmental Clearance no DPCC/SEAC/50/SEIAA/1/2012 dated 13th August, 2012

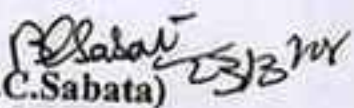
This has reference to Environmental Clearance issued vide Environmental Clearance No DPCC/SEAC/50/SEIAA/1/2012 vide letter no F.No. DPCC/SEIAA-SEAC/50/09/257 dated 13th August, 2012 for the project namely "Proposed Group Housing Complex at 1 and 3 Cavalry Lane and 4 Chhatra Marg at Civil Lines (Adjoining Vishwavidyalaya Metro Station) Delhi."

It has been observed that the project proponent has submitted its proposal of Environmental Clearance under the head of fresh case on OSMEC portal on 12.02.2018 and construction has not been started wrt earlier Environmental Clearance no DPCC/SEAC/50/SEIAA/1/2012 issued on 13th August, 2012.

The SEIAA in its 57th meeting held on 22.03.2018 took account of the discussions held during the consideration of the project submitted by the project proponent vide Proposal No. SIA/DL/NCP/72616/2018 on 12.02.2018 in the SEAC meetings held on 24.02.2018 & 13.03.2018 and approved the recommendations of SEAC that earlier EC issued vide letter no DPCC/SEAC/50/SEIAA/1/2012 dated 13th August, 2012 be withdrawn and treated as null and void and granted fresh Environmental Clearance to the project as per provisions of Environment Impact Assessment Notification, 2006.

In view of above, Environmental Clearance issued vide Environmental Clearance No DPCC/SEAC/50/SEIAA/1/2012 vide letter no F.No. DPCC/SEIAA-SEAC/50/09/257 dated 13th August, 2012 for the project namely "Proposed Group Housing Complex at 1 and 3 Cavalry Lane and 4 Chhatra Marg at Civil Lines (Adjoining Vishwavidyalaya Metro Station) Delhi." is hereby withdrawn and to be treated null and void.

This is being issued as per decision taken by SEIAA, Delhi in its 57th meeting held on 22.03.2018.


(Dr.B.C.Sabata)
Member Secretary
SEIAA-Delhi

maximum height of the proposed building will be 117 m. The total number of dwelling units proposed is 324 (EWS unit: 180 and premium residential units: 144). The number of blocks proposed is 4 (2 residential blocks + 1 commercial block+ 1 EWS block). The maximum number of floors in each block will be S+G+35 (block A & block B), S+G+14 (EWS Block C), G+1(Community building block). The proposed stilt area is 586.31 m. The proposed basement area is 23522.92 sq.mt. Total estimated population will be 1205 persons. The parking provisions will be made for 922 ECS. Total water requirement for project will be 203 KLD, out of which fresh water requirement will be 106 KLD. The source of water supply will be DJB. Total wastewater generation from the proposed complex will be 129 KLD, which will be treated at on-site ETP of 100 KLD & STP (MMR based) of 55 KLD capacity. The treated wastewater will be used in DG Cooling, Flushing, Gardening and Miscellaneous purposes so as to achieve zero discharge from the project. Total municipal solid waste generation from the proposed project will be 504 kg/day and hazardous waste generation will be 31 kg/day. The total power requirement will be 1266 KW. The source of power will be NDPL. DG sets of 1x1010 KVA + 2x500 KVA capacity are proposed for power back up. 3 Rain Water Harvesting Pits will be provided at site for groundwater recharge. The total cost of the project will be approximately Rs. 321 Crores (Construction cost: Rs. 103 Crores+ Land cost: Rs. 218 Crores). SEIAA has not examined their requirements as the same has been taken into account by SEAC during the appraisal of project.

3. The State Level Environment Impact Assessment Authority, (SEIAA) in its 17th meeting held on 20.07.2012 hereby accords the Prior Environmental Clearance for a period of 5 years from the date of issuance of this letter to the above said project as per provisions of Environment Impact Assessment Notification, 2006 and its subsequent amendments, subject to the compliance of the terms and conditions as follows:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- (i) Construction should be started after obtaining prior Consent to Establish from Delhi Pollution Control Committee (DPCC) under Air and Water Acts and a copy shall be submitted to the SEAC- Delhi, failing which project shall be discontinued.
- (ii) Approval of MCD's sanctioned building plan in view of MoEF's Guidelines dated 7th February 2012 and the Minutes dated 16/17th April 2012 regarding Infrastructure & Miscellaneous Projects & CRZ must be obtained before start of construction.
- (iii) Approval of the Fire Department in view of MoEF's Guidelines dated 7th Feb 2012 & the minutes dated 16/17th April 2012 regarding Infrastructure & Misc. Projects & CRZ must also be obtained before start of construction.

- (iv) Provision shall be made for the housing of labours within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care along with first aid room, crèche etc. The housing may be in the form of temporary structures to be removed after completion of the project.
- (v) Health and safety norms of CPWD should be followed during construction.
- (vi) Top soil excavated during construction activities should be stored within the site for use in horticulture/landscape development.
- (vii) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed of only in approved sites with the approval of competent authority taking the necessary precautions for general safety and health aspects of people.
- (viii) Proper measures should be adopted to control dust emissions during construction phase by providing adequate numbers of water sprinklers.
- (ix) Soil and water samples of the site should be tested by the Project Proponent from any laboratory recognized by MOEF/DPCC to ascertain that there is no threat to ground water quality by leaching of contaminants, on quarterly basis for inclusion in the six monthly reports.
- (x) 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. Bulk of the demolition waste should be recycled and minimum possible demolition waste should be dumped at designated dumping site.
- (xi) Bio-medical waste, if any, shall be disposed of as per the Bio-medical Waste (Management & Handling) Rules, 1998 and authorization shall be obtained from DPCC as per applicability.
- (xii) Any hazardous waste generated during construction and operation phase should be disposed of as per applicable rules and norms with necessary authorization from Delhi Pollution Control Committee.
- (xiii) The diesel generator sets to be used during construction phase should be acoustically treated and operated on low sulphur diesel and should conform to the Environment Protection Rules prescribed for air and noise emission standards.
- (xiv) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- (xv) Vehicles hired for bringing construction material to the site should be in good condition, have pollution check certificate, and conform to applicable air & noise emission standards. These vehicles should be operated only during non-peak hours. The material loaded or unloaded should be covered (especially sand, excavated soil, etc.) before transportation to avoid fugitive emissions etc.

Copy to:

1. Sh. Krishan Mohan Sahni, Chairman, State Level Environment Impact Assessment Authority-Delhi, 38, Pocket-2, Jasola Vihar, New Delhi.
2. The Secretary (Environment)-cum-Chairman (DPCC), Department of Environment, Govt. of NCT Delhi, Secretariat Building, 6th Level, C-Wing, I.P. Estate, New Delhi-02.
3. The Vice Chairman, DDA, Vikas Sadan, INA, New Delhi.
4. The Commissioner (Planning), DDA, Vikas Minar, IP Estate, New Delhi-110002.
5. The Chief Executive Officer (CEO), Delhi Jal Board, Varunalaya, Jhandewalan, New Delhi.
6. The Commissioner, North Delhi Municipal Corporation, 4th floor, Dr. S.P.M. Civic Centre, JLN Marg, New Delhi-110002.
7. The Deputy Commissioner of Police, North District, M.G. Road, Civil Lines, Delhi, 110054.
8. The Director, Fire Services, 101, Kashmere Market, Connaught Place, New Delhi, Delhi 110001
9. The Additional Principal Chief Conservator of Forests (C), Regional Office (Central), Ministry of Environment, Forests & Climate Change, Govt. of India, Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow-226024, Uttar Pradesh.
10. The Director, Impact Assessment Division, Monitoring Cell, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jorbagh, New Delhi-110003.
11. The Member Secretary, Central Ground Water Authority, 18/11, Jamnagar House, Mansingh Road, New Delhi-110011.


(Dr. B.C. Sabata)
23/3/18
Member Secretary
SELAA-Delhi

DPCC at <http://www.dpcc.delhigovt.nic.in>. The advertisement should be made within 10 days from the date of receipt of the Clearance letter.

- (xi) 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.
- (xii) Status of compliance to the various stipulated environmental conditions and environmental safeguards will be uploaded by the Project Proponent on its website.

(Sandeep Mishra)
Member Secretary (SEIAA)

Copy to:

1. The Secretary(Environment) cum Chairman (DPCC), Department of Environment, Government of NCT Delhi, Secretariat Building, 6th Level, C-Wing, I.P.Estate, New Delhi.
2. Sh. Kaushal Kumar Mathur, Chairman, State Level Environment Impact Assessment Authority, 4, Defence Enclave, Vikas Marg, Delhi - 110092.
3. The Director, Impact Assessment III- 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 (NZ), Bays No.24-25, Sector 31 A, Dakshin Marg, Chandigarh - 160030.

(Sandeep Mishra)
Member Secretary (SEIAA)

- (xvi) Ambient noise levels should conform to prescribed residential standards both during day and night hours. 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/DPCC. Ambient air and noise monitoring should be done by an accredited lab and data should be submitted along with compliance report every six month.
- (xvii) Thick green belt of the adequate width and density, along with adequate tree plantation to create a buffer zone as per plan submitted, shall be raised along the periphery of the plot so as to provide protection against particulates and noise.
- (xviii) Natural drainage should be preserved as far as possible.
- (xix) Rain water harvesting, as per plan submitted, for roof top run-off and surface run-off should be implemented. Before recharging the surface run-off, pre-treatment must be done to remove suspended matter, oil and grease. The depth of the bore for rainwater recharging should be kept in consultation with DJB. No wastewater (such as sewage, trade effluent, backwash of treatment unit, floor washing wastewater etc) should be discharged into the rainwater harvesting structure in order to avoid groundwater contamination. The collected rainwater, if any, should be properly treated before use.
- (xx) The ground water drawl during construction and operation phases should be done only with the prior permission of DJB. Until then, no ground water shall be used in construction activities. The ground water level and its quality should also be monitored regularly in consultation with DJB.
- (xxi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification dated September 14th, 1999 and amended as on August 27th, 2003.
- (xxii) Ready Mix Concrete must be used in building construction to minimize the use of water and also by use of pre-mixed concrete, curing agents and other best practices preferred.
- (xxiii) Fixtures for toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control mechanism.
- (xxiv) Energy Conservation Building Code to be strictly adopted in all aspects of building design and construction. Requirements of GRIHA rating, if proposed, should be followed.
- (xxv) Approval of Chief Fire Officer and Delhi Urban Arts Commission for Building Plans, approval of Airport Authority of India for Building Height and approval of other authorities viz Land Owning Agency, DJB, MCD, NDMC, DISCOM, etc should be obtained.
- (xxvi) Approval of competent authority shall be obtained for structural safety of the building due to earthquake. Adequacy should be ensured for firefighting equipments etc as per National Building Code including protection measures from lightening.
- (xxvii) 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 neighbours.

II. Operation Phase

- (i) Consent to Operate under Air and Water Acts shall be obtained from DPCC before operation, failing which the Environmental Clearance herein shall be deemed to be withdrawn.
- (ii) The Zero wastewater discharge condition shall be achieved with installation of a well designed on-site Sewage Treatment Plant (STP) for the generation of sewage and Effluent Treatment Plant (ETP) for any type of effluent and the treated waste water shall be reused in HVAC cooling, flushing through dual plumbing and in Horticulture. The STP/ETP should be certified by an independent expert and adequacy report in this regard should be submitted to Delhi Pollution Control Committee before the project is commissioned for operation. Necessary measures should be made to mitigate the odour problem from STP/ETP.
- (iii) The solid waste (dry as well as wet garbage) generated should be properly collected and segregated. Biodegradable garbage generated should be converted to compost or biogas by suitable technology. Non-Biodegradable waste should be outsourced properly after recovery of recyclable material. Adequate measures should be taken to prevent odour problem.
- (iv) Bio-medical waste, if generated any, shall be disposed of as per the Bio-medical Waste (Management & Handling) Rules, 1998 and authorization shall be obtained from DPCC as per applicability.
- (v) Utilization of Diesel power generating sets is subject to power failure condition only. The DG sets proposed as a source of power back up during operation phase should be of enclosed acoustically treated type, low Sulphur diesel run and conform to rules made under the Environment (Protection) Act, 1986. The DG sets of capacity more than 1000 KVA should be provided the stipulated stack height of 30 meter from ground. If not possible due to any reason, permission from MOEF must be obtained specifically for stack height of such DG sets. All the DG sets should be subjected to periodic noise and stack monitoring in consultation with DPCC. Waste/used diesel should be stored and managed as per the Hazardous Waste (Management and Handling) Rules, 1989 as amended to date and be sold to CPCB approved recyclers. Clearance from AAI should be obtained for stack height of D.G Set.
- (vi) Traffic congestion near the entry and exit points from the roads adjoining the project site must be avoided. Parking should be fully internalized and no public space should be utilized. Separate Parking provision should be provided for handicapped persons.
- (vii) Energy Conservation measures such as solar lighting for common areas, solar water heating system, LED lights; solar inverters etc should be adopted.
- (viii) A Report on energy conservation measures conforming to energy conservation norms finalized by Bureau of energy Efficiency should be prepared incorporating details about building materials and technology, R & U factors etc and submit a copy to Ministry of Environment &

Forests, Regional Office, Chandigarh and DPCC in three months time with intimation to SEIAA.

PART B- GENERAL CONDITIONS

- (i) The environmental safeguards and monitoring schedule as contained in the EMP should be implemented in letter and spirit & there will be no departure from the final project proposal.
- (ii) Corporate Social Responsibility should be carried out as per action plan submitted with the condition that at least 0.5% of the project cost should be budgeted for one time expenditure.
- (iii) 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 co-operation to inspect the facilities and documents/data on site by the project proponents 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. Six monthly monitoring reports should be submitted to Ministry of Environment & Forests, Regional Office Chandigarh & DPCC.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEAC and the Consent to Establish/Operate from DPCC as well.
- (v) In compliance to Hon'ble High Court's Order dated 7th August, 2008, use, sale and storage of all kinds of plastic bags shall be forbidden.
- (vi) E-waste generated in the complex should be managed as per E-waste (Management and Handling) Rules, 2011 and disposed through approved e-waste recyclers.
- (vii) State Environmental Impact Assessment Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including the revoking of the Environmental 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.
- (viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, etc shall be obtained from the respective competent authorities.
- (ix) These stipulations would be enforced among others under the provisions of Water (Prevention and Control) Pollution Act, 1974, the Air (Prevention and Control) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006, as amended to date.
- (x) The Project Proponent should prominently advertise in at least two local Newspapers widely circulated in the region indicating that the project has been accorded Environmental Clearance and copy of clearance is available with the DPCC and may also be seen on the website of

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY – DELHI
OFFICE OF DELHI POLLUTION CONTROL COMMITTEE
4TH FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-110006
visit us at : <http://dpcc.delhigovt.nic.in>

F.No. DPCC/SEIAA-SEAC/ 50/09/257-261

Dated: 13.08.12

ENVIRONMENT CLEARANCE NO. DPCC/SEAC/50/SEIAA/1/2012

To,

M/s Young Builders (P) Ltd., (Project Proponent)
43, Babar Road, Bengali Market,
New Delhi – 110001

E-mail: sbansal@mdoverseas.com

Telephone: 011-42355200/35, 42355210

Fax No. - 011-42355250

Sub: Environmental Clearance for Proposed Group Housing Complex at 1&3 Cavalry Lane and 4, Chhatra Marg at Civil Lines (Adjoining Vishwavidyalaya Metro Station), Delhi.

Sir,

1. This has reference to your application submitted on 21.08.2009 to the State Level Expert Appraisal Committee (SEAC), Delhi, constituted vide GOI Notification No. S.O. 1888(E) dated 30.07.2008 and re-constituted vide GOI notification no. 1845(E) dated 08.08.2011, for seeking Environmental Clearance under the Environmental Impact Assessment Notification, 2006 amended as on date. The matter was discussed in the meetings of SEAC on dated 04.09.2009, 22.2.2010, 30.06.2011, 31.10.2011, 22.11.2011, 20.12.2011, 10.02.2012, 16.03.2012, 04.05.2012 & 25.05.2012. Subsequently, letters for submission of the desired information / documents were issued to you the Project Proponent. On receipt of your responses to the said SEAC, Delhi, the proposal has been appraised on 25.05.2012 as per prescribed procedure in the light of provisions under EIA Notification, 2006 as amended to date on the basis of mandatory documents enclosed with the application along with the additional clarifications furnished in response to the observations of State Level Expert Appraisal Committee.
2. It is inter-alia noted that the proposal is for grant of Environmental Clearance for proposed Group Housing Complex at 1&3 Cavalry Lane & 4, Chhatra Marg at Civil Lines (Adjoining Vishwa Vidyalaya Metro Station), Delhi. The total plot area is 20000 sq.mt. The total Built-up area will be 70265.95 sq.mt. The permissible FAR is 46600 sq.mt. and the proposed FAR is 46156.72 sq.mt. The permissible Ground Coverage is 6666 sq.mt. and the proposed Ground Coverage is 2130.64 sq.mt. The proposed Green area is 8373.75 sq.mt. The permissible height of the building is 133.40 m and the