



F.No.21-25/2020-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: 02 July, 2020

ms/11584
20/08/20

To,

M/s GREEN VALLEY C.G.H.S. Ltd
Plot No. 18, Sector-22,
Dwarka, New Delhi-110077
E-Mail: greenvalleycgshs@gmail.com

Subject: Expansion of 'GREEN VALLEY C.G.H.S. Ltd' at Plot no. 18, Sector-22, Dwarka, New Delhi by M/s GREEN VALLEY C.G.H.S. Ltd - Environmental Clearance- reg.

Sir,

This has reference to your online proposal No. IA/DL/MIS/140047/2020 dated 21st February, 2020, submitted to this Ministry for grant of Environmental Clearance (EC) 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 environmental clearance to the project Expansion of 'GREEN VALLEY C.G.H.S. Ltd' at Plot no. 18, Sector-22, Dwarka, New Delhi by M/s GREEN VALLEY C.G.H.S. Ltd, was considered by the Expert Appraisal Committee (Infra-2) in its 50th meeting held during 22-24 April, 2020 (subsequent corrections in the minutes done in 51st meeting held during 21-22 May, 2020). The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting are as under:-

- (i) The project is located at 28°33'30.46"N Latitude and 77° 3'31.85"E Longitude.
- (ii) The project is a redevelopment. The existing building was completed prior to 2004 and Completion Certificate for existing building was issued vide letter no. 23(32)94/Bldy dated 25.09.2001.
- (iii) The total plot area is 21,500.00 sqm, FSI area is 38053.322 sqm and total construction (Built-up) area is 47,834.045 sqm (Existing- 36,450.00 sqm and proposed- 11,384.045 sqm). The existing project comprises of 300 dwelling units, community hall, shops, basement and still parking. After the proposed expansion, total number of flats will remain same i.e., 300 Nos. It is proposed to add 01 Bedroom+ 01 Toilet+ 01 Balcony in the existing 300 flats/ dwelling units.
- (iv) During construction phase, total water requirement is expected to be 10 KLD, which will be met by Tanker Water. During the construction phase, soak pits and septic tanks will be provided for disposal of wastewater. Temporary sanitary toilets will be provided during peak labor force.
- (v) During operational phase, total water requirement of the project is expected to be 456 KLD and the same will be met by Delhi Jal Board. Freshwater of 419 KLD and 37 KLD Recycled Water. Waste water generated (367 KLD) will be treated in STP of total 460 KLD capacity. About 37 KLD of treated wastewater will be recycled and re-used for gardening and road washing. About 293 KLD will be disposed in to municipal drain.
- (vi) About 2.286 TPD solid wastes will be generated in the project. The biodegradable waste (1.372 TPD) will be processed in OWC and the non-biodegradable waste generated (0.914 TPD) will be handed over to authorized local vendor.

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- (vii) The total power requirement during construction phase is 19 KVA as the temporary connection and total power requirement during operation phase is 61.25 KVA and will be met from BSES
- (viii) Rooftop rain water of buildings will be collected in 7RWH recharge pits of total 374.52 m³ capacity for harvesting after filtration.
- (ix) Parking facility i.e. 347 ECS is proposed to be provided against the requirement of 380 ECS (according to local norms).
- (x) It is not located within 10 km of Eco Sensitive Zone. Hence, NBWL Clearance is not required.
- (xi) Forest Clearance is not required.
- (xii) No Court case is pending against the project.
- (xiii) Investment/Cost of the project is Rs. 10.25 Crore for expansion phase.
- (xiv) Employment potential: 100 Nos during construction phase.
- (xv) Benefits of the project: The project will provide state of art facility in area, thereby improving the quality of life. It will generate jobs in unskilled, semi-skilled as well skilled labour category. Supervisory position will also open up.

3. The project/activity is covered under category 'B' of item 8(a) 'Building and Construction 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 by sectoral EAC.

4. The project proponent informed the EAC that the proposed project is Expansion of 'GREEN VALLEY C.G.H.S. Ltd at Plot no. 18, Sector-22, Dwarka, New Delhi. The project is going for expansion of built-up area of 11,384.045 sqm resulting in the total built-up area of 47,834.045 sqm on land parcel 5.3127 acres. It includes already constructed built-up area 36,450.00 sqm on the existing land for which completion certificate was obtained from DDA on 25.09.2001. At that time the project did not attract any provisions of the then EIA Notification. The project has already been received land allotment letter from the DDA on 14.06.1994 vide letter no. F.7(III)DDA/3655.

5. The EAC in its 50th meeting held during 22-24 April, 2020, 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 environmental clearance with stipulated specific conditions along with other Standard EC Conditions as specified by the Ministry vide OM dated 4th January, 2019 for the said project/activity, while considering for accord of environmental clearance. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project Expansion of 'GREEN VALLEY C.G.H.S. Ltd' at Plot no. 18, Sector-22, Dwarka, New Delhi by M/s GREEN VALLEY C.G.H.S. Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and standard conditions as under:-

A. Specific Conditions:

- (i) The Environmental Clearance to the project is primarily under the provisions of EIA Notification, 2006. It does not tantamount to approval/clearance/permission etc. required to be obtained under any other Acts/Rules/ Subordinate legislation as applicable to the project.
- (ii) The project proponent shall abide by all the commitments and recommendations made in the Form-I, IA and Conceptual Plan and commitment made during their presentation to the Expert Appraisal Committee.

- (iii) As proposed, fresh water requirement from DJB shall not exceed 419 KLD.
- (iv) Sewage shall be treated in onsite STP and the treated effluent from STP shall be recycled/re-used for horticulture and road washing. The possibility for further utilization of excess treated water that has been proposed to discharge to sewer line should also be explored.
- (v) 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. Total 07 nos. of rain water harvesting pit has already been constructed to recharge the ground water as per direction of DJB.
- (vi) Separate bins for wet and dry waste 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. Wet garbage shall be composted in Organic Waste Converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from project will be sent to designated/ authorized landfill sites.
- (vii) No tree cutting/transplantation has been proposed in the instant project. A minimum of one 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. Total 3197.91 sqm (16.3% of plot area) green area has already been developed.
- (viii) As per the Ministry's Office Memorandum F.No. 22-65/2017-IA.III dated 1st May, 2018, and proposed by the project proponent, an amount of Rs. 10.25 Lakh (@ 1% of project Cost) shall be earmarked under Corporate Environment Responsibility (CER) for the activities such as Promoting Education, Women entrepreneurship in and around Dwarka, Skill development (Electrician, Beautician, retail, digital awareness, evening class for local labour children) for livelihood generation, Providing safe drinking water in schools at Dwarka and Construction/Renovation of toilets and building infrastructure in the existing schools near Dwarka thus contributing to Swachh Bharat Abhiyan of Central Government. The activities proposed under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. The monitoring report shall be submitted to the Regional Office of the MoEFCC as a part of half yearly compliance report, and to the District Collector. It should be posted on the website of the project proponent.

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, 1980, 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, 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. PM₁₀ 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
 - vi. Sand, murrum, 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 Management Rules 2016.
 - x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to rules made under the Environment (Protection) Act, 1986.
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- 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. 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.
- iv. 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.
- v. 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.
- vi. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- vii. 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.
- viii. All recharge should be limited to shallow aquifer.
- ix. No ground water shall be used during construction phase of the project.
- x. 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.
- xi. 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.
- xii. No sewage or untreated effluent water would be discharged through storm water drains.

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.

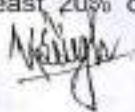
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel 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-laws 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 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.
- iii. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- iv. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- v. 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.
- vi. 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.

- vii. 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.
- viii. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- ix. 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. 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 road 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. Traffic Management Plan as submitted shall be implemented in letter and spirit. Further, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within 5 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. 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.

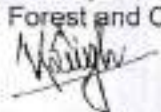
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility:

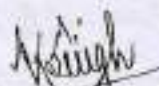
- i. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / 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.
- ii. 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 report to the head of the organization.
- iii. 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 purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. 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 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.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, 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.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).



- ix. 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.
- x. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xi. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xii. 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.
- xiii. 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.
- xiv. 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.
6. This issues with the approval of the Competent Authority.


(Dr. Vinod K. Singh)
Scientist E

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. Vinod K. Singh)
Scientist E