By Speed Post

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/ 119/11/ 621 **Dated:** 22/11/2013

ENVIRONMENT CLEARANCE NO. DPCC/SEAC/119/SEIAA/36/2013

To,

Mr. Vipan Mehta,
Assistant General Manager,
W4D- 204/5 Cariappa Marg
Western Avenue Keshav Kunj Sanik Form,
New Delhi.

E-mail : vipan@rahejabuilders.com
Telephone : 011-295532330
Fax No. : Nil

Sub: Environmental Clearance for "Proposed In-situ Development" at Katputli Colony, Near Shadipur Depot, New Delhi-reg.

Sir,

1. This has reference to your application submitted on 04.04.2011 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 31.10.2011 & 27.9.2013. 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 27.09.2013 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 In-Situ Development Project" at Kathputli Colony, Near Shadipur Depot, Delhi. The proposed project is rehabilitation for the local/slum populations. The proposed project will involve construction of 2800 EWS dwelling units in 3 blocks, 1 high rise block of 156 DU's (remunerative), and 1 commercial block with required parking and utilities. The total plot area is 52160 sq.mt. The total built-up area is 200652.75 sq.mt. The proposed Ground Coverage is 14148.040 sq.mt. The permissible FAR area is 206140 sq.mt. The proposed FAR area is 166041.56 sq.mt. The total number of towers will be 5. The total number of dwelling units will be 2956 (No. of Dwelling units for EWS Blocks: 2800 + No. of Dwelling units for Premium Apartments: 156). The number of floors in EWS blocks will be S+19, S+15 and S+14. The no. of floors in Premium Apartment will be 2B+G+42. The no. of floors in Commercial Block will be

3312/Secy. Env.
28/11/13

3B+G+10. The proposed green area will be 13339.36 sq.mt (25.57 % of the plot area) including peripheral plantation. The maximum height of proposed building will be 145.7 m. The total expected population will be 14997 persons (EWS: 12600 persons+ Premium Apartment: 702 persons + Visitors: 1695 persons). The parking provision will be for 1561 ECS (585 ECS in EWS block+ 585 ECS in Commercial block + 391 ECS in Premium Apartment). The total water requirement after proposed project will be 2268 KLD, out of which fresh water requirement will be 1212 KLD. The source of water supply will be DJB. The wastewater generation of 1580 KLD, which will be treated in STP with capacity of 1900 KLD based on Tertiary treatment with extended aeration technology. The treated wastewater will be 1264 KLD, which will be used for Flushing (614 KLD), HVAC (375 KLD), Horticulture (67 KLD) and remaining surplus treated wastewater will be discharged to DJB sewer (208 KLD). The power requirement for the project will be 7100 KW, which will be supplied by NDPL. DG sets proposed for power back up are 5520 KVA. Total solid waste generation from the proposed project will be 8.3 TPD including 5.67 TPD bio-degradable wastes, which will come from residential complex. Rainwater Harvesting pits proposed are 14 Nos. The total expected cost of the project is Rs. 300 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 21st meeting held on 22.10.2013 hereby accords the Environmental Clearance for the 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) 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.

(iii) Health and safety norms of CPWD should be followed during construction.

(iv) Top soil excavated during construction activities should be stored within the site for use in horticulture/landscape development.

(v) 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.

(vi) Proper measures should be adopted to control dust emissions during construction phase by providing adequate numbers of water sprinklers.

(vii) 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.

(viii) 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.

(ix) 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.

(x) 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.

(xi) 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.

(xii) 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.

(xiii) 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.

(xiv) 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 in every six month.

(xv) 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.

(xvi) Natural drainage should be preserved as far as possible.

(xvii) 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.

(xviii) The ground water withdrawal during construction and operation phases should be done only with the prior permission of DJB. Until then, no ground water shall be extracted from the site and is used in construction activities. The ground water level and its quality should also be monitored regularly in consultation with DJB.

(xix) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification dated September 14th, 1999 and as amended upto date.

(xx) 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.

(xxi) 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.

(xxii) 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.

(xxiii) 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.

(xxiv) NOC for cutting of trees, if any, should be obtained from Department of Forests & Wildlife.

(xxv) 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.

(xxvi) 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 treatment of sewage generated and Effluent Treatment Plant (ETP) for any type of effluent generated or both 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 (empanelled consultant of DPCC) and adequacy report in this regard should be submitted to Delhi Pollution Control Committee before the project is commissioned for operation. Water meters at all appropriate places shall be installed to know the quantum of water used, wastewater treated, treated water recycled/reused in HVAC, flushing and